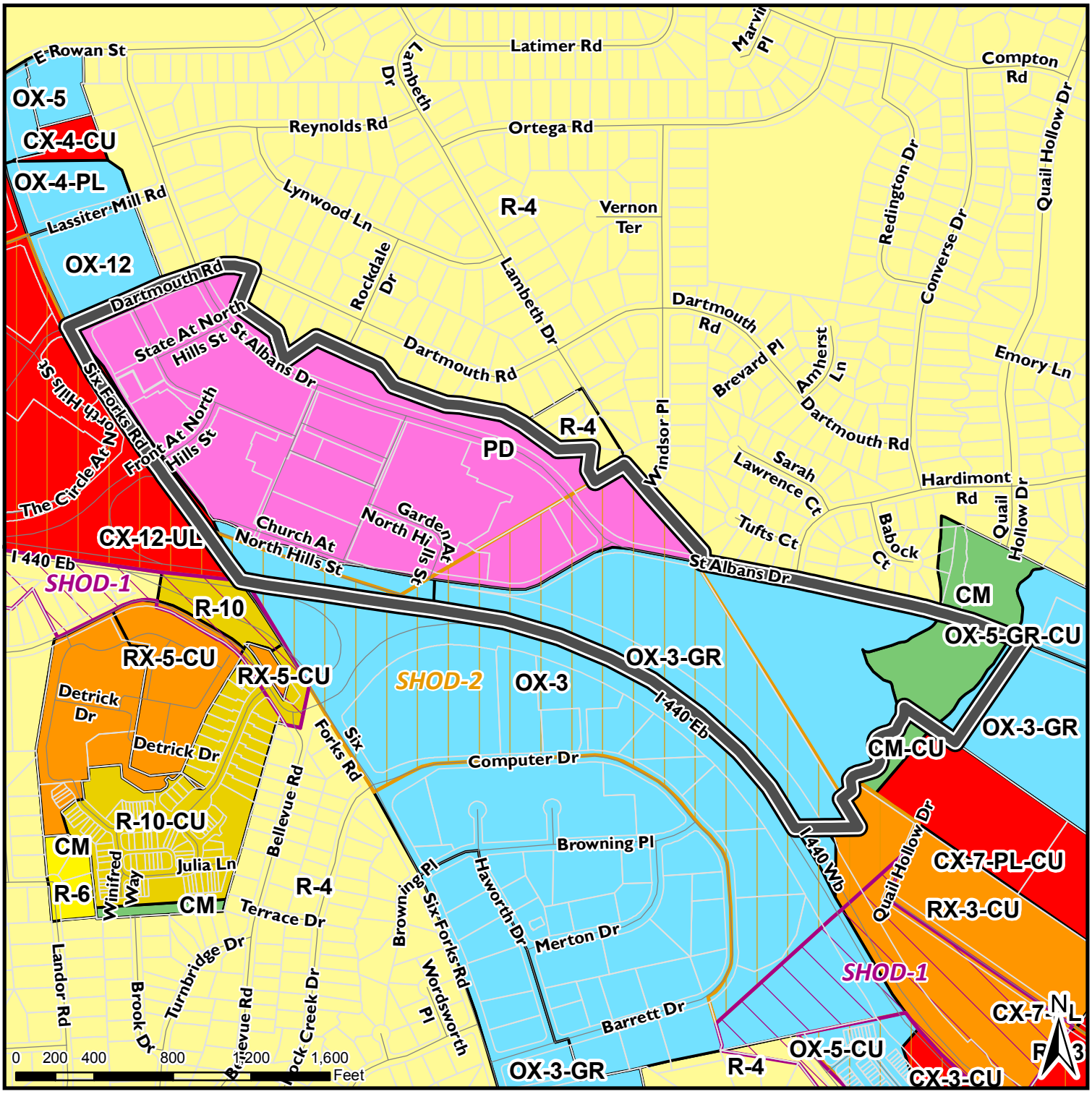
Existing Zoning Map

Z-28-2016



Submittal Date

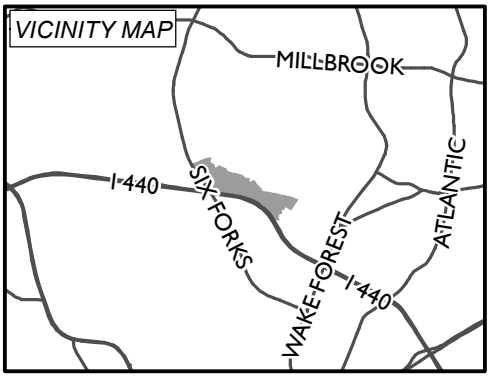
9/2/2016

Request:

84.19 acres from

PD, OX-3-GR w/SHOD-2 & CM

to **PD**
w/ SHOD-2



Map Date: 9/7/2016

Rezoning Application

RCP RALEIGH DEPARTMENT OF CITY PLANNING

Department of City Planning | 1 Exchange Plaza, Suite 300 | Raleigh, NC 27601 | 919-996-2626

REZONING REQUEST

☐ General Use ☐ Conditional Use ■ Master Plan

Existing Zoning Classification PD - North Hills East, OX-3-GR, & CM

Proposed Zoning Classification Base District PD - North Hills East Height _____ Frontage _____

OFFICE USE ONLY

Transaction #

If the property has been previously rezoned, provide the rezoning case number: Z-72-1984 & Z-22-2009

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions, or Pre-Submittal Conferences:

462270			

GENERAL INFORMATION

Property Address See attached		Date
Property PIN See attached	Deed Reference (book/page) See attached	
Nearest Intersection Six Forks Road @ Dartmouth Road		Property Size (acres) 84.19
Property Owner/Address See attached	Phone 919-719-5438	Fax
	Email gkuruc@kanerealtycorp.com	
Project Contact Person/Address Greg Kuruc - Applicant Mack Paul - Attorney for Applicant	Phone 919-590-0377	Fax
	Email mpaul@morningstarlawgroup.com	
Owner/Agent Signature	Email	

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.

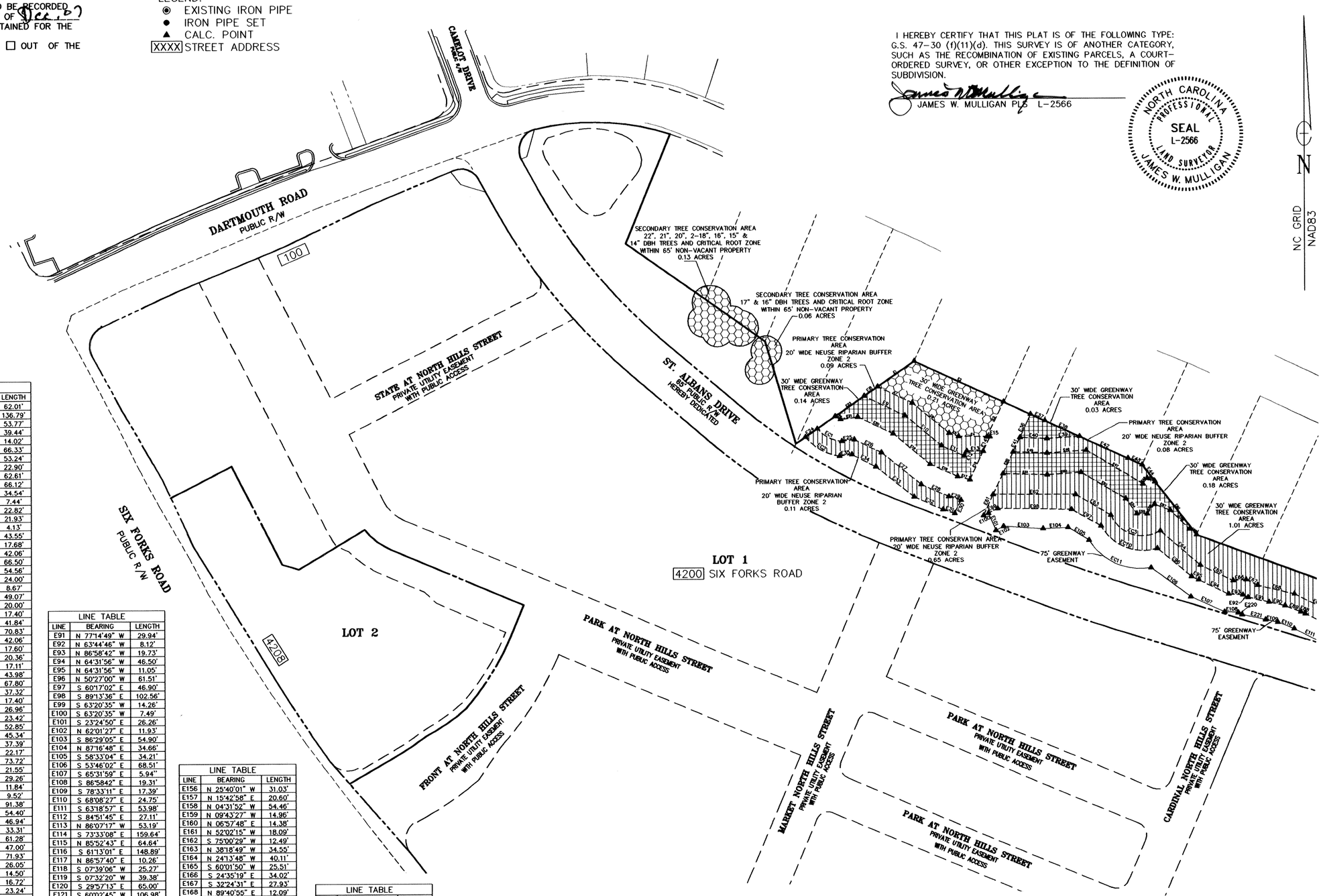
THIS PLAT NOT TO BE RECORDED AFTER 27 DAY OF Dec., 07
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☑ IN ☐ OUT OF THE CITY LIMITS.

LEGEND:
- ◉ EXISTING IRON PIPE
- ● IRON PIPE SET
- ▲ CALC. POINT
- XXXX STREET ADDRESS

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JAMES W. MULLIGAN PLS L-2566

NORTH CAROLINA PROFESSIONAL SEAL L-2566 LAND SURVEYOR JAMES W. MULLIGAN



LINE TABLE		
LINE	BEARING	LENGTH
E1	S 55°13'21" W	62.01'
E2	N 65°16'54" W	136.79'
E3	N 25°34'52" E	53.77'
E4	S 88°57'06" E	39.44'
E5	S 70°52'06" E	14.02'
E6	S 50°32'20" E	66.33'
E7	S 64°35'01" E	53.24'
E8	N 55°13'21" E	22.90'
E9	S 64°28'04" E	62.61'
E10	N 50°26'17" W	66.12'
E11	N 65°55'22" W	34.54'
E12	S 30°10'41" W	7.44'
E13	N 88°57'06" W	22.82'
E14	S 25°16'02" W	21.93'
E15	S 88°57'06" E	4.13'
E16	S 25°14'18" W	43.55'
E17	S 74°59'19" E	17.68'
E18	S 65°55'22" E	42.06'
E19	S 50°26'17" E	66.50'
E20	S 64°28'20" E	54.56'
E21	N 82°02'22" E	24.00'
E22	S 60°22'40" E	8.67'
E23	S 55°13'21" W	49.07'
E24	S 55°13'21" W	20.00'
E25	S 82°20'53" W	17.40'
E26	S 64°29'16" E	41.84'
E27	S 51°20'04" E	70.83'
E28	N 65°56'19" W	42.06'
E29	S 73°24'48" E	17.60'
E30	N 25°19'51" E	20.36'
E31	N 72°25'31" W	17.11'
E32	N 65°53'26" W	43.98'
E33	N 51°35'06" W	67.80'
E34	N 62°58'34" W	37.32'
E35	S 82°20'53" W	17.40'
E36	N 24°27'11" E	26.96'
E37	S 86°29'37" E	23.42'
E38	S 65°25'09" E	52.85'
E39	N 86°19'50" E	45.34'
E40	S 87°16'32" E	37.39'
E41	S 25°16'02" W	22.17'
E42	S 65°40'11" E	73.72'
E43	S 64°33'42" E	21.55'
E44	N 37°42'12" W	29.26'
E45	N 67°35'51" W	11.84'
E46	S 38°14'02" W	9.52'
E47	N 59°18'26" W	91.38'
E48	S 85°56'40" W	54.40'
E49	N 87°50'30" W	46.94'
E50	S 25°16'02" W	33.31'
E51	S 88°23'50" E	61.28'
E52	N 85°56'40" E	47.00'
E53	S 59°18'26" E	71.93'
E54	S 36°11'05" E	26.05'
E55	S 88°47'42" E	14.50'
E56	N 37°18'42" E	16.72'
E57	S 68°39'30" E	23.24'
E58	S 44°58'20" E	37.81'
E59	S 52°38'39" E	12.61'
E60	N 37°42'12" W	94.19'
E61	N 24°02'47" E	32.41'
E62	N 89°48'59" W	114.43'
E63	N 59°17'03" W	56.76'
E64	S 49°27'32" E	72.97'
E65	S 64°38'31" E	50.84'
E66	N 85°45'37" E	17.95'
E67	S 64°38'44" E	18.00'
E68	S 76°23'18" E	52.82'
E69	S 63°21'37" E	67.43'
E70	S 67°09'22" E	34.77'
E71	N 77°27'39" E	12.37'
E72	N 85°23'16" W	98.91'
E73	S 73°01'41" E	153.35'
E74	S 82°08'48" W	64.66'
E75	N 60°45'34" W	178.32'
E76	N 82°21'02" E	58.97'
E77	N 89°13'57" E	29.52'
E78	S 07°39'06" W	20.22'
E79	S 89°13'57" W	25.42'
E80	S 82°19'39" W	59.09'
E81	S 60°59'14" E	166.45'
E82	S 83°34'05" W	63.81'
E83	N 73°09'31" W	153.00'
E84	N 85°22'57" W	68.58'
E85	N 85°22'57" W	24.30'
E86	S 86°57'40" W	22.24'
E87	N 62°56'57" W	78.12'
E88	N 68°22'28" W	6.66'
E89	N 68°22'28" W	23.68'
E90	N 77°14'49" W	22.89'

LINE TABLE		
LINE	BEARING	LENGTH
E91	N 77°14'49" W	29.94'
E92	N 63°44'46" W	8.12'
E93	N 86°58'42" W	19.73'
E94	N 64°31'56" W	46.50'
E95	N 64°31'56" W	11.05'
E96	N 50°27'00" W	61.51'
E97	S 60°17'02" E	46.90'
E98	S 89°13'36" E	102.56'
E99	S 63°20'35" W	14.26'
E100	S 63°20'35" W	7.49'
E101	S 23°24'50" E	26.26'
E102	N 62°01'27" E	11.93'
E103	S 86°29'05" E	54.90'
E104	N 87°16'48" E	34.66'
E105	S 58°33'04" E	34.21'
E106	S 53°46'02" E	68.51'
E107	S 65°31'59" E	5.94'
E108	S 86°58'42" E	19.31'
E109	S 78°33'11" E	17.39'
E110	S 68°08'27" E	24.75'
E111	S 63°18'57" E	53.98'
E112	S 84°51'45" E	27.11'
E113	N 86°07'17" W	53.19'
E114	S 73°33'08" E	159.64'
E115	N 85°52'43" E	64.64'
E116	S 61°13'01" E	148.89'
E117	N 86°57'40" E	10.26'
E118	S 07°39'06" W	25.27'
E119	S 07°32'20" W	39.38'
E120	S 29°57'13" E	65.00'
E121	S 60°02'45" W	106.98'
E122	S 46°39'21" W	3.55'
E123	S 22°39'10" W	95.13'
E124	S 26°39'18" E	18.27'
E125	N 58°46'23" E	110.60'
E126	N 60°00'32" E	547.04'
E127	N 60°00'32" E	79.28'
E128	N 38°57'25" W	24.28'
E129	S 25°40'47" W	64.30'
E130	S 08°00'45" W	72.45'
E131	S 60°00'32" W	50.00'
E132	S 74°34'48" W	19.10'
E133	N 79°33'19" W	11.67'
E134	N 75°27'31" W	43.82'
E135	S 74°15'53" W	14.58'
E136	S 23°40'05" W	172.04'
E137	S 71°02'06" W	25.49'
E138	N 67°08'42" W	54.42'
E139	S 22°51'18" W	140.16'
E140	S 67°51'18" W	35.48'
E141	N 67°08'42" W	71.10'
E142	N 60°01'50" E	20.41'
E143	S 18°43'00" E	13.75'
E144	S 26°15'01" E	26.43'
E145	S 34°55'02" E	21.59'
E146	N 70°43'25" E	16.49'
E147	S 51°44'48" E	44.72'
E148	S 04°41'54" E	57.70'
E149	S 14°17'44" W	21.71'
E150	S 25°52'16" E	26.24'
E151	S 19°45'02" E	42.78'
E152	S 24°54'57" E	53.76'
E153	N 78°33'48" W	31.01'
E154	N 24°51'26" W	54.55'
E155	N 19°28'13" W	40.87'

LINE TABLE		
LINE	BEARING	LENGTH
E156	N 25°40'01" W	31.03'
E157	N 15°42'58" E	20.60'
E158	N 04°31'52" W	54.46'
E159	N 09°43'27" W	14.96'
E160	N 06°57'48" E	14.38'
E161	N 52°02'15" W	18.09'
E162	S 75°00'29" W	12.49'
E163	N 38°18'49" W	34.55'
E164	N 24°13'48" W	40.11'
E165	S 60°01'50" W	25.51'
E166	S 24°35'19" E	34.02'
E167	S 32°24'31" E	27.93'
E168	N 89°40'55" E	12.09'
E169	S 09°25'26" E	16.46'
E170	S 03°55'38" E	46.70'
E171	S 25°52'16" E	22.72'
E172	S 19°56'14" E	44.64'
E173	S 24°34'50" E	33.30'
E174	S 78°33'48" E	31.23'
E175	N 78°33'48" W	103.35'
E176	N 14°24'16" E	91.92'
E177	N 74°05'57" E	32.36'
E178	N 08°05'57" W	19.17'
E179	S 41°40'34" E	40.43'
E180	N 11°48'01" E	8.66'
E181	N 25°01'00" W	4.91'
E182	N 45°23'58" W	34.38'
E183	S 41°40'34" E	64.70'
E184	N 69°56'13" W	11.53'
E185	N 45°23'58" W	44.78'
E186	S 45°23'58" E	43.43'
E187	S 20°35'45" E	33.51'
E188	N 82°10'01" E	17.74'
E189	S 45°23'58" E	41.24'
E190	S 45°23'58" E	79.04'
E191	S 00°13'29" W	4.60'
E192	S 69°22'56" E	8.09'
E193	S 45°23'58" E	3.68'
E194	S 44°54'17" W	20.30'
E195	N 00°53'29" W	26.59'
E196	N 55°39'48" W	15.11'
E197	S 80°34'50" W	26.50'
E198	N 24°47'33" W	22.23'
E199	N 19°46'13" W	43.96'
E200	N 29°52'16" W	19.01'

LINE TABLE		
LINE	BEARING	LENGTH
E201	N 16°31'05" E	5.53'
E202	N 44°54'17" E	11.39'
E203	S 45°27'48" E	25.61'
E204	N 69°22'56" W	28.10'
E205	N 14°24'16" E	15.38'
E206	S 78°33'41" E	120.09'
E207	S 38°36'33" E	6.21'
E208	N 79°13'14" W	83.59'
E209	S 78°34'05" E	42.93'
E210	S 79°25'07" E	22.46'
E211	S 69°22'56" E	17.58'
E212	N 79°19'39" W	91.70'
E213	S 78°33'48" E	58.58'
E214	S 52°31'27" E	13.30'
E215	S 81°13'55" E	17.29'
E216	S 69°22'56" E	53.88'
E217	S 52°21'14" E	16.24'
E218	S 74°42'21" E	55.93'
E219	N 79°05'20" W	116.17'
E220	S 63°44'46" E	5.94'
E221	S 77°31'59" W	37.47'

NORTH CAROLINA – WAKE COUNTY
FILED FOR REGISTRATION
_____
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: _____
ASSISTANT/DEPUTY
TIME: _____

WAKE COUNTY, NC 357
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/13/2007 AT 12:30:20

BOOK:BM2007 PAGE:02813

GRAPHIC SCALE 1" = 100'
100 50 0 100 200 300 400

RECORDED IN BOOK OF MAPS 2007, PAGE 2813, WAKE COUNTY REGISTRY.

CASE: S-40-06;R-198-07

TREE CONSERVATION AREA MAP AND

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000
E-mail mulligan@johnrmcadams.com

REVISIONS:
- 09/07/07 REVISE TO CITY COMMENTS
- 10/11/07 ADD EASEMENTS
- 10/15/07 REVISE TO CITY COMMENTS
- 12/05/07 REVISE TO CITY COMMENTS

NORTH HILLS EAST

SHEET 4 OF 5

SURVEY BY: JAMES W. MULLIGAN L-2566

RECOMBINATION AND SUBDIVISION PLAT
NORTH HILLS EAST
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

OWNER: NORTH HILLS EAST MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
PO BOX 19107
RALEIGH NORTH CAROLINA 27619

PROJECT NO. KAN-06050
FILE NAME: KAN06050-TC1
DRAWN BY: JWM
SCALE: 1" = 100'
DATE: 02 JULY 2007

McADAMS

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

JAMES W. MULLIGAN PLS L-2566

NORTH CAROLINA PROFESSIONAL SEAL L-2566 LAND SURVEYOR JAMES W. MULLIGAN

N

NC GRID NAD83

30' WIDE GREENWAY TREE CONSERVATION AREA 0.18 ACRES

30' WIDE GREENWAY TREE CONSERVATION AREA 1.01 ACRES

PRIMARY TREE CONSERVATION AREA 20' WIDE NEUSE RIPARIAN BUFFER ZONE 2 0.65 ACRES

75' GREENWAY EASEMENT

ST. ALBANS DRIVE
65' PUBLIC R/W HEREBY DEDICATED

CARDINAL NORTH HILLS STREET
PRIVATE UTILITY EASEMENT WITH PUBLIC ACCESS

LOT 1
4200 SIX FORKS ROAD

ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA 65' PERIMETER YD. 0.44 ACRES

PRIMARY TREE CONSERVATION AREA 20' WIDE NEUSE RIPARIAN BUFFER ZONE 2 0.19 ACRES

LOT 3

ALTERNATE COMPLIANCE SECONDARY TREE CONSERVATION AREA 65' PERIMETER YD. 1.50 ACRES

PRIMARY TREE CONSERVATION AREA-CM 0.03 ACRES

PRIMARY TREE CONSERVATION AREA-CM 0.51 ACRES

PRIMARY TREE CONSERVATION AREA-CM 0.35 ACRES

PRIMARY TREE CONSERVATION AREA-CM 0.12 ACRES

PRIMARY TREE CONSERVATION AREA-CM 0.21 ACRES

IBM COASTAL EMPLOYEES FEDERAL CREDIT UNION

GARDEN AT NORTH HILLS STREET
PRIVATE UTILITY EASEMENT WITH PUBLIC ACCESS

CHURCH AT NORTH HILLS STREET
PRIVATE UTILITY EASEMENT WITH PUBLIC ACCESS

CHURCH AT NORTH HILLS STREET
60' PUBLIC R/W

ST. ALBANS DRIVE
60' PUBLIC R/W

333

401

THIS PLAT NOT TO BE RECORDED AFTER 27 DAY OF Dec. 07
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS [X] IN [ ] OUT OF THE CITY LIMITS.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CH. DIST.	DELTA	TANGENT
EC1	48.75'	39.23'	S 62°56'11" E	38.18	46°06'01"	20.74'
EC2	74.40'	55.49'	S 60°36'54" E	54.22	42°44'22"	29.11'
EC3	47.38'	82.08'	S 71°46'59" E	72.19	99°15'26"	55.73'
EC4	53.37'	61.06'	S 48°21'28" E	57.78	65°32'46"	34.36'
EC5	76.59'	107.55'	S 62°03'45" E	98.93	80°26'56"	64.78'
EC6	102.17'	88.52'	S 76°40'28" E	85.78	49°38'34"	47.25'
EC7	119.34'	94.31'	S 77°57'18" E	91.87	45°16'32"	49.77'
EC8	97.26'	117.70'	S 62°10'16" E	110.65	69°20'30"	67.27'
EC9	60.77'	59.41'	S 47°33'04" E	57.07	56°00'47"	32.32'
EC10	66.53'	91.23'	S 68°00'00" E	84.25	78°34'03"	54.42'
EC11	83.50'	99.83'	S 65°48'02" E	93.99	68°30'09"	56.86'
EC12	87.10'	59.57'	S 47°16'18" E	58.41	39°11'05"	31.00'
EC13	124.28'	81.82'	S 50°46'51" E	80.35	37°43'21"	42.46'
EC14	124.28'	51.30'	S 81°27'59" E	50.93	23°38'54"	26.02'
EC15	235.11'	152.77'	S 85°26'06" E	150.10	37°13'51"	79.19'
EC16	925.24'	231.69'	N 44°45'08" W	231.09	14°20'52"	116.46'
EC17	732.94'	180.54'	N 46°00'40" W	180.09	14°06'49"	90.73'
EC18	24.76'	32.96'	S 73°03'29" E	30.58	76°16'54"	19.44'
EC19	36.11'	32.38'	S 07°10'04" W	31.31	51°23'14"	17.37'
EC20	33.36'	22.09'	S 04°40'36" E	21.69	37°56'40"	11.47'
EC21	39.38'	19.89'	S 39°23'00" E	19.68	28°56'06"	10.16'
EC22	41.17'	28.48'	S 05°50'56" E	27.92	39°38'11"	14.84'
EC23	39.02'	40.45'	S 75°17'31" E	38.66	59°24'00"	22.26'
EC24	67.94'	66.75'	S 60°33'15" E	64.10	56°17'28"	36.35'
EC25	125.24'	42.67'	S 06°29'47" W	42.47	19°31'24"	21.55'
EC26	53.28'	27.31'	S 17°56'55" E	27.01	29°22'01"	13.96'
EC27	23.92'	16.84'	N 74°51'31" W	16.50	40°20'59"	8.79'
EC28	20.63'	20.91'	N 29°56'20" W	20.03	58°05'41"	11.46'
EC29	20.52'	17.31'	N 79°49'46" W	16.80	48°19'57"	9.21'
EC30	76.60'	70.18'	S 54°42'47" E	67.75	52°29'43"	37.77'
EC31	305.50'	105.94'	S 69°17'12" E	105.41	19°52'03"	53.50'
EC32	65.69'	29.55'	S 75°28'55" E	29.30	25°46'38"	15.03'
EC33	86.68'	54.14'	S 49°11'40" E	53.26	35°47'07"	27.98'
EC34	22.68'	11.81'	S 67°26'55" E	11.68	29°50'57"	6.04'
EC35	22.47'	9.19'	S 64°04'00" E	9.12	23°25'31"	4.66'

NORTH CAROLINA - WAKE COUNTY
FILED FOR REGISTRATION
DATE
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY
BY: ASSISTANT/DEPUTY
TIME:

WAKE COUNTY, NC 359
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
12/13/2007 AT 12:30:20

BOOK:BM2007 PAGE:02814

LEGEND:
- ◉ EXISTING IRON PIPE
- ● IRON PIPE SET
- ▲ CALC. POINT
- XXXX STREET ADDRESS

GRAPHIC SCALE
100 50 0 100 200 300 400
1" = 100'

RECORDED IN BOOK OF MAPS 2007, PAGE 2814, WAKE COUNTY REGISTRY. BA037555 CASE: BS-167-07 S-40-06

TREE CONSERVATION MAP AND RECOMBINATION AND SUBDIVISION PLAT
NORTH HILLS EAST
RALEIGH TOWNSHIP, WAKE COUNTY, NORTH CAROLINA

OWNER: NORTH HILLS EAST MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
PO BOX 19107
RALEIGH NORTH CAROLINA 27619

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000
E-mail mulligan@johnrmcadams.com

REVISIONS:
- 09/07/07 REVISE TO CITY COMMENTS
- 10/11/07 ADD EASEMENTS
- 10/15/07 REVISE TO CITY COMMENTS
- 11/30/07 ADJUST TREE CONS. AREAS
- 12/05/07REEVISE TO CITY COMMENTS

NORTH HILLS EAST
SHEET 5 OF 5

SURVEY BY: JAMES W. MULLIGAN L-2566

PROJECT NO. KAN-06050
FILE NAME: KAN06050-TC2
DRAWN BY: JWM
SCALE: 1" = 100'
DATE: 02 JULY 2007

McADAMS

I HEREBY CERTIFY THAT THIS PLAT IS OF THE FOLLOWING TYPE: G.S. 47-30 (f)(11)(d). THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECOMBINATION OF EXISTING PARCELS, A COURT-ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

5-11-10

RONALD T. FREDERICK PLS L-4720

NORTH CAROLINA PROFESSIONAL SEAL L-4720 LAND SURVEYOR RONALD T. FREDERICK

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	DELTA	TANGENT
C1	100.00'	70.03'	S 47°05'02" E	68.60'	40°07'21"	36.52
C2	366.50'	38.10'	N 25°40'38" E	38.08'	5°38'38"	18.06
C3	366.50'	80.08'	N 34°45'23" E	79.90'	12°30'58"	40.19
C4	289.68'	69.48'	N 55°32'38" E	69.31'	13°44'31"	34.91
C5	355.50'	50.08'	N 55°55'43" E	50.03'	8°04'15"	25.08
C6	1955.00'	139.54'	S 33°28'29" E	139.51'	4°05'23"	69.80
C7	4423.70'	54.66'	S 24°47'41" E	54.66'	0°42'29"	27.33
C8	4423.70'	20.02'	S 24°18'40" E	20.02'	0°15'34"	10.01
C9	4277.50'	27.03'	S 30°11'19" E	27.03'	0°21'44"	13.52
C10	4269.79'	170.67'	S 29°27'44" E	170.66'	2°17'25"	85.34
C11	30.00'	48.78'	S 18°16'04" W	43.58'	93°10'10"	31.71
C12	519.30'	130.73'	N 48°15'08" W	130.39'	14°25'27"	65.71
C13	410.50'	265.87'	N 41°24'34" E	261.25'	37°08'32"	137.79
C14	39.50'	41.77'	S 29°40'15" W	39.85'	60°35'09"	23.08
C15	435.00'	113.93'	N 52°27'39" E	113.60'	15°00'22"	57.29
C16	125.00'	26.08'	N 31°51'25" W	26.02'	11°58'46"	13.08
C17	290.44'	140.42'	N 70°33'15" W	139.05'	27°42'00"	71.61
C18	75.00'	7.14'	N 20°07'45" E	7.13'	5°27'08"	3.57
C19	75.00'	110.67'	N 24°52'15" W	100.90'	84°32'54"	68.18
C20	742.50'	310.29'	N 60°50'55" W	308.04'	23°56'38"	157.44
C21	742.50'	128.55'	N 43°55'00" W	128.39'	9°55'11"	64.44

NC GRID NAD83

NORTH CAROLINA – WAKE COUNTY
FILED FOR REGISTRATION

DATE

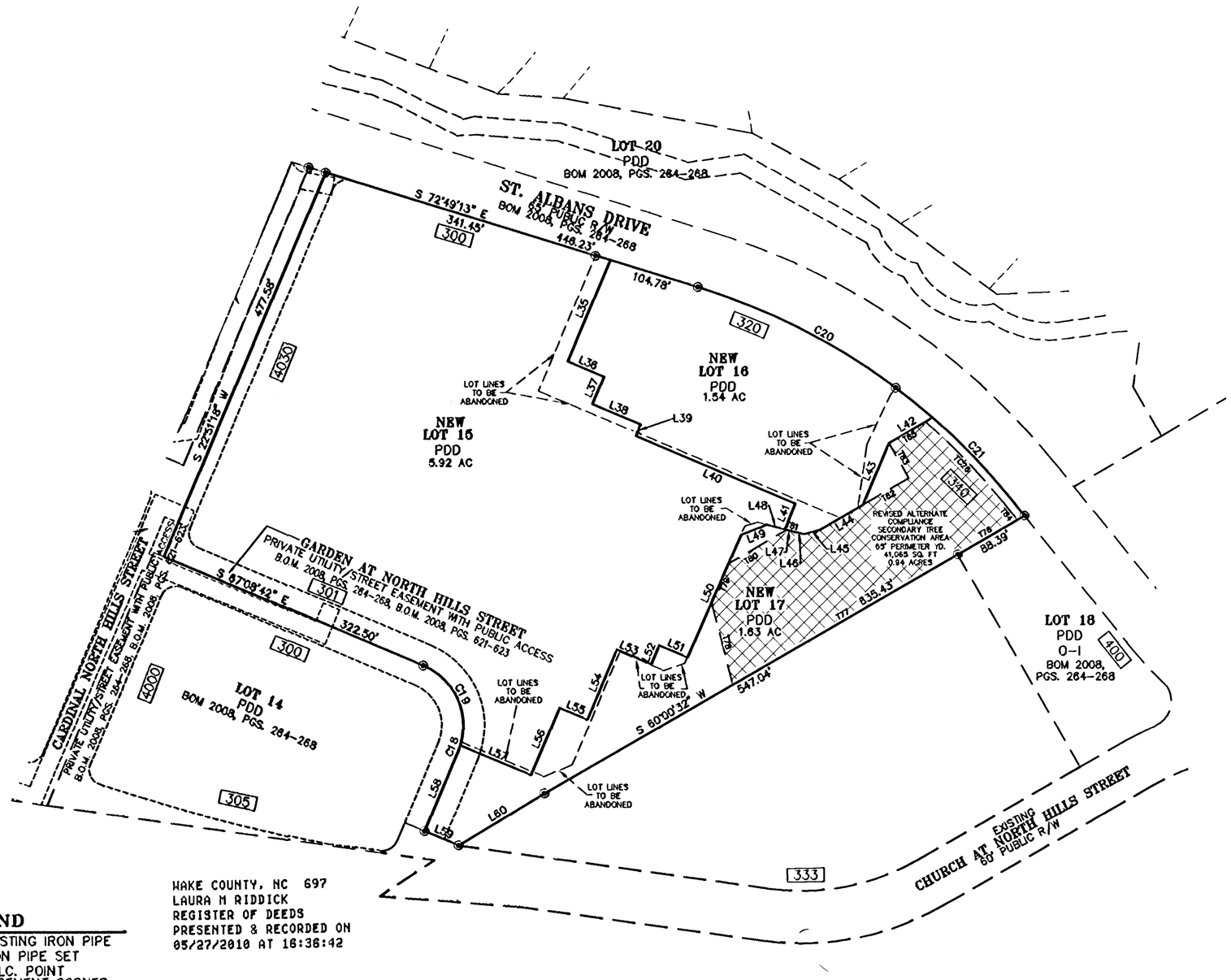
LAURA M. RIDDICK
REGISTER OF DEEDS
WAKE COUNTY

BY: _____
ASSISTANT/DEPUTY

TIME: _____

THIS PLAT NOT TO BE RECORDED AFTER ____ DAY OF _____
1 COPY TO BE RETAINED FOR THE CITY.
THIS PLAT IS ☐ IN ☐ OUT OF THE CITY LIMITS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 64°51'09" E	86.09'
L2	N 65°34'38" E	42.18'
L3	N 67°23'14" E	64.66'
L4	S 62°58'38" W	44.50'
L5	N 27°01'21" W	27.50'
L6	S 22°51'18" W	48.32'
L7	S 59°57'50" W	74.19'
L8	N 41°03'18" W	39.87'
L9	N 31°25'48" W	112.74'
L10	N 31°25'48" W	103.06'
L11	N 25°08'20" W	19.42'
L12	N 58°34'12" E	79.96'
L13	S 31°25'48" E	13.42'
L14	N 58°34'12" E	75.00'
L15	S 31°25'48" E	16.58'
L16	N 58°34'12" E	45.00'
L17	S 31°25'48" E	6.28'
L18	N 54°42'05" W	102.29'
L19	S 59°57'50" W	63.48'
L20	S 22°51'18" W	48.32'
L21	N 41°03'18" W	25.95'
L22	N 22°51'18" E	87.00'
L23	S 67°08'42" E	105.50'
L24	S 22°51'18" W	125.00'
L25	N 41°03'18" W	56.03'
L26	N 41°03'18" W	45.44'
L27	N 59°57'50" E	20.39'
L28	N 37°49'48" W	188.04'
L29	N 25°53'02" W	62.00'
L30	N 39°46'58" W	28.06'
L31	N 39°48'38" W	2.73'
L32	N 56°42'15" W	79.81'
L33	S 22°51'18" W	69.36'
L34	S 67°08'42" E	27.50'
L35	N 22°51'23" E	126.16'
L36	N 67°08'42" W	45.34'
L37	N 22°51'18" E	33.97'
L38	N 67°08'42" W	60.03'
L39	N 22°58'48" E	14.39'
L40	S 66°57'45" E	198.25'
L41	N 22°51'08" E	32.02'
L42	N 60°00'32" E	57.90'
L43	S 22°51'18" W	76.63'
L44	N 60°00'32" E	56.43'
L45	S 74°34'48" W	19.10'
L46	N 79°33'19" W	11.67'
L47	N 75°27'31" W	11.53'
L48	N 75°27'31" W	21.63'
L49	S 68°40'05" W	30.82'
L50	S 23°40'05" W	153.70'
L51	N 67°08'42" W	34.76'
L52	S 22°51'18" W	23.17'
L53	N 67°08'42" W	42.83'
L54	S 22°51'18" W	87.16'
L55	N 67°08'42" W	35.00'
L56	S 22°51'18" W	83.43'
L57	N 67°08'42" W	87.94'
L58	S 22°51'18" W	99.13'
L59	N 67°10'17" W	42.29'
L60	S 58°47'55" W	114.64'
T76	S 60°00'32" W	79.28'
T77	S 60°00'32" W	297.57'
T78	N 14°39'47" W	97.03'
T79	N 23°40'05" E	48.34'
T80	N 59°46'58" E	77.15'
T81	S 75°27'31" E	9.18'
T82	N 60°00'32" E	61.07'
T83	N 29°59'28" W	46.28'
T84	S 38°57'25" E	24.28'
T85	N 60°00'32" E	48.38'



WAKE COUNTY, NC 697
LAURA M RIDDICK
REGISTER OF DEEDS
PRESENTED & RECORDED ON
05/27/2010 AT 16:36:42

BOOK:BM2010 PAGE:00504

LEGEND

- ◉ EXISTING IRON PIPE
- ● IRON PIPE SET
- ▲ CALC. POINT
- ◦ EASEMENT CORNER
- XXXX STREET ADDRESS

SHEET 2 – LOTS 15 – 17, TREE CONSERVATION AREA

RECORDED IN BOOK OF MAPS 2010, PAGE 504 WAKE COUNTY REGISTER OF DEEDS RAD38414 R-96-09, BS-125-9, S-62-07

THE JOHN R. McADAMS COMPANY, INC.
ENGINEERS/PLANNERS/SURVEYORS
RESEARCH TRIANGLE PARK, NC
P.O. BOX 14005 ZIP 27709-4005
(919) 361-5000

REVISIONS:
1 COR COMMENTS RTF 3-4-10
2 CLIENT COMMENTS RTF 5-11-10

NORTH HILLS EAST

SHEET 2 OF 2

SURVEY BY: RONALD T. FREDERICK L-4720

RECOMBINATION PLAT AND TREE CONSERVATION FOR LOTS 15-17
NORTH HILLS EAST
CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA

OWNER: KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS
SUITE 250
RALEIGH NORTH CAROLINA 27609

PROJECT NO. KAN-09000
FILENAME: KAN9000-F1
DRAWN BY: RTF
SCALE: 1" = 100'
DATE: 08-20-09

McADAMS

REZONING APPLICATION ADDENDUM

Comprehensive Plan Analysis

OFFICE USE ONLY

Transaction #

Rezoning Case #

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

STATEMENT OF CONSISTENCY

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map, and any applicable policies contained within the 2030 Comprehensive Plan.

1. The Future Land Use Map (FLUM) designates this area for Regional Mixed Use. The Comprehensive Plan provides that areas with a FLUM designation for Regional Mixed Use are appropriately developed with high-density housing, office, hotels, and region-serving retail uses. Moreover, the Comprehensive Plan suggests that, where necessary, heights should taper down to meet the context of surrounding areas. The proposed rezoning, which extends the existing North Hills East PD, is consistent with the FLUM designation. Moreover, the master plan provides design guidelines to help ensure the appropriateness of the transition from the mixed-use development to adjacent, less intense uses.

2. The Urban Form Map designates this area as a City Growth Center. City Growth Centers provide significant opportunities for new residential and economic development and redevelopment. The proposed rezoning represents the addition of parcels to an existing mixed-use development. The master plan for this area includes many elements that help ensure a consistent approach to development throughout the mixed-use development. Moreover, the master plan incorporates many of the elements of the urban design guidelines which help ensure the quality of mixed-use development in Raleigh. The proposed rezoning facilitates an infill development that will follow the urban pattern of development in this area as set forth in the following Comprehensive Plan Policies: LU 6.1 - Composition of Mixed-Use Centers; LU 5.1 - Reinforcing the Urban Pattern; LU 6.2 - Complementary Uses and Urban Vitality; LU 8.10 Infill Development; UD 7.3 - Design Guidelines; UD 4.2 - Streets as Public Spaces; UD 3.3 - Strip Shopping Centers; T 4.14 - Growth Centers; and UD 7.2 - Promoting Quality Design.

3. Infrastructure in this area has been designed for growth consistent with the City Growth Center concept. Thus, infrastructure in the area was and still is anticipated to support growth. The proposed rezoning would facilitate growth in an area that has been planned for it and ensures that infrastructure will be provided in a manner in line with the following Comprehensive Plan Policies: LU 4.1 - Coordinate Transportation Investments with Land Use; LU 4.3 - Directing Transportation Investments; LU 6.4 - Bus Stop Dedication; T 1.1 - Coordination with Land Use Map; T 4.7 Transit Service Coordination; and ED 2.6 - Targeting Infrastructure Investment.

4. The proposed rezoning provides for a well-connected, walkable community that fits within the urban design guidelines. Building placement and design along with streetscape standards help create a walkable environment that relates to the human scale. Moreover, the provisions of greenway connections and other outdoor amenities helps activate the pedestrian as well as provides multi-modal transportation connections. This is consistent with the following Comprehensive Plan Policies: T 3.2 - Accommodating Multiple Users; T 4.9 - Sidewalk Improvements Near Transit; T 5.5 - Sidewalk Requirements; T 5.9 - Pedestrian Networks; T 6.5 - Minimum Parking Standards; LU 4.2 - Transportation in Support of Walkable Neighborhoods; LU 7.6 - Pedestrian-Friendly Development; and T 5.13 - Pedestrian Infrastructure.

PUBLIC BENEFITS

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. The proposed rezoning will allow 2 additional parcels to be added to the existing PD and Master Plan. By incorporating these parcels into the existing mixed use development, the parcels will be able to be developed cohesively and in character and context with North Hills East.

2. The proposed rezoning benefits the public by permitting the landowner to pursue mixed-use, infill development that can provide the community with amenities, additional housing opportunities, and private employment opportunities.

3. The proposed rezoning will provide opportunities for a coordinated development in the area while providing an appropriate transition to the surrounding residential properties.

4. The proposed rezoning provides significant expansion to the community's open space, greenway network, parks, and other outdoor amenities.

NORTH HILLS
East of Six Forks Road
COMPLIANCE WITH URBAN DESIGN GUIDELINES

Element (Description)		Compliance with Specific Elements Key Elements in Bold Type	Analysis	Staff Comments
1 - 2	Purpose, Applicability, Introduction and Overview, Elements of Mixed-Use	2.2.1, 2.2.2, 2.2.3, 2.2.6 2.2.5	**Key Element**: As a pedestrian-oriented development featuring a vertical as well as horizontal mix of uses on an approx. 50-acre site, all uses are within walking distance of each other. 2.2.5 – Civic/Institutional uses are welcome in the development, but not specifically planned at this point.	
2.3	Transitions to Surrounding Neighborhoods	2.3.2	**Key Element:** Significant effort is being made to provide adequate transition to the adjacent Edge area. Transition between the proposed development and adjacent neighborhoods will be accomplished through a) diminished heights between the Core and Transition areas (Tracts H, I, J, K will not exceed 100 feet in height); b) Only residential facades shall front along the proposed St. Albans Drive for tracts H, I, J, and K c) Transition area uses are predominantly residential, with most office or retail uses proposed internal to the site along the promenade between Dartmouth and the central green; and d) Tract M is intended to provide natural buffering between the Transition area and neighboring single-family Edge areas. 2.3.2 – Transition will be accomplished by the methods listed above. Residential portions of the site adjacent to neighborhoods in proximity to the Dartmouth and St. Alban's Road intersection, as well as south of Tract M along St. Alban's Drive, will feature well-designed residential facades, disguised parking structures, and pedestrian- friendly sidewalk treatments. Berms, fences and walls are not proposed.	

NORTH HILLS
East of Six Forks Road
COMPLIANCE WITH URBAN DESIGN GUIDELINES

2.4	The Block, The Street, and The Corridor	**2.4.1, 2.4.2,** 2.4.3, 2.4.4, 2.4.5	**Key Element & 2.4.1**: The proposed development will provide for interconnectivity with adjacent neighborhoods and street systems to the degree allowed by site constraints. 2.4.4 – Transit stops will be provided as directed by discussions between the applicant and the City's Transit Division. 2.4.5 – Transit stops will be provided for along St. Alban's Drive on public right-of-way and at the direction of the City's Transit Division.	
3.1	Building Placement	**3.1.1, 3.1.2,** 3.1.3, 3.1.4	Buildings will be located close to the pedestrian street, with off-street parking behind or beside buildings. Temporary surface lots will most likely exist on lots that have not been developed to their final use. Alley streets will be used, where possible, for loading and service. Site layout will maximize building street frontage and promote pedestrian circulation and interconnectivity. Site layout is designed to create a main view corridor of building fronts, parks and open space.	
3.2	Urban Open Space	**3.2.1, 3.2.2,** 3.2.3, 3.2.4, 3.2.5, **3.2.6, 3.2.7,**	Open space is designed so that it is visible and easily accessible from public areas of the development, while also considering sun exposure. Open space is directly accessible by pedestrians from adjacent areas, while also buffered from vehicular traffic. Layout of open space, surrounding buildings, hardscape and landscape will create the feel of outdoor rooms.	
3.3	Public Seating	**3.3.1**, 3.3.2 3.3.3	Public spaces will provide as many seating opportunities as possible. Where sensible, planter walls will be available for seating. Moveable chairs will be used in public spaces to allow for flexibility of use.	
3.4	Public Art	All elements	Public art is desired within the development and is an element of the long term plan, but not specifically planned at this point.	
3.5	Outdoor Lighting	All elements	Low intensity, light is designed throughout the project to provide uniform and adequate visibility, while avoiding light pollution. Photometric plans have and will be used as tools for a thorough light design, adequately covering all areas of the project. Permanent lights, decorative poles and fixtures will be used in the interior of the development. Building, landscape, and hardscape lighting will provide additional light.	
3.6	Site Landscaping	3.6.1, 3.6.2	Amount and size of landscape material will meet or exceed the City Code requirements. Landscape will be a signature element of the development, used throughout.	

NORTH HILLS
East of Six Forks Road
COMPLIANCE WITH URBAN DESIGN GUIDELINES

3.7	Ped. & Bike Amenities	3.7.1, 3.7.2, 3.7.3, 3.7.4, 3.7.5, 3.7.6	Pedestrian pathways will be provided from the street to the parking area between buildings, as necessary to ensure reasonably safe, direct, and convenient access to building entrances and off street parking. To aid pedestrian navigation and comfort, the following elements will be used along pathways: landscape, pedestrian scaled lighting, pedestrian wayfinding, vertical architectural elements, seating, and special paving. Pedestrian paths are designed as direct as possible to minimize conflicts with vehicular traffic. Car overhang has been taken into account at parking locations. Bike racks will be used and located at appropriate and convenient locations in the development.	
3.8	Interface w/ Adjacent Properties	3.8.1, 3.8.2	In as much as constraints allow, the site will comply with the elements of Section 3.8. Fencing or walls are generally to be avoided. Proposed to be utilized where sensible in an urban development, including but not limited to: to address security issues for residents (CCRC), slope/grade issues and at retaining walls, where necessary per building code or municipal requirements, at service/loading areas, to protect public safety, and other minor locations. Regarding connection with adjacent off-site uses, pedestrian and bicycle links will occur primarily at the intersections of streets along the site's perimeter (i.e. Dartmouth/Six Forks, Dartmouth/St. Alban's, and Street A/Six Forks. Also, a pedestrian connection is proposed from the Rockdale Street stub to the realigned St. Alban's Road.	
3.9	Vehicular Circulation	3.9.1, 3.9.3	Except where physical constraints may restrict compliance (i.e. crossing of the stream north of St. Alban's Drive is prohibited by DWQ), internal driveways are located to join existing public streets and/or connect to adjacent private driveways so that the internal circulation functions as an integral part of the surrounding transportation network. Design has *minimized* curb cuts along adjacent public streets.	
3.10	Automobile Parking	**3.10.1**, 3.10.2, 3.10.3, 3.10.6	The majority of the site's permanent parking will be within parking structures. Permanent off street parking lots will be located behind buildings or in the interior of a block whenever possible. Phase 1 provides over 1500 spaces of either on-street or decked parking. Shared parking is and will be utilized throughout most the development.	

NORTH HILLS
East of Six Forks Road
COMPLIANCE WITH URBAN DESIGN GUIDELINES

3.11	Parking Structures	3.11.1, 3.11.2, 3.11.3	The project will make every attempt to screen parking structures with retail, office, or other uses – especially at the street level - or use building materials to treat the facades of the structure. Bicycle parking and storage will be used inside many of the parking structures.	
3.12	Transit Stops	**3.12.1**, 3.12.4, 3.12.5,3.12.6, 3.12.8	The site will comply as much as possible with Section 3.12, but specific locations are contingent upon direction to be provided by the City's Transit Division. Direction to date has placed bus stops along St. Albans Road. The development is very open to inclusion of other forms of transit as the City moves that direction.	
3.13	Environmental Protection	3.13.3	Transition area Tract M will protect watercourse and floodplain as required by Ordinance. Additionally, a commitment is made to provide 10% of the site for Tree Conservation Areas as required by Ordinance. All planning and construction will be performed with respect to surrounding natural resources.	
4.1	General Street Design Principles	**4.1.1, 4.1.2,**	Where sensible, sidewalks are and will be at least 5-8 feet wide and located on both sides of the street – wider in commercial areas, with a goal of 12-16 feet along heavily pedestrian core. Streets are designed with street trees planted in a manner appropriate to their function – to provide appropriate buffer, shading, and appearance. Trees will be planted in wells or in planters to protect roots. Some medians will be planted. Parallel and Angled parking will be used as a buffer to pedestrians and an encouragement to shoppers. Direct access to retail will be provided from onstreet parking where possible. Street crossings will have bulb outs and multi-way stops.	
4.2	Spatial Definition	All Elements	The site will consider spatial definition and an appropriate height to width ratio. Spatial enclosure/sense of place is quite high for this development, particularly from the Six Forks/Dartmouth intersection and moving ESE through the site across the Urban Core plaza feature, along the main retail avenue and culminating in the pedestrian's arrival at the central green.	

NORTH HILLS
East of Six Forks Road
COMPLIANCE WITH URBAN DESIGN GUIDELINES

5.1	Gen. Building Design Guidelines	5.1.1, 5.1.2, 5.1.3, 5.1.4, 5.1.5, 5.1.6	Each building, as part of a larger composition for this site, is designed with an approach sensitive to the surrounding urban, built and natural environment. 5.1.1, 5.1.2, 5.1.3 – Within the site's boundaries, structures will respond to one another through the use of similar height and massing, siting and interaction in relationship to public streets, and overall design articulation. Larger buildings in the Urban Core will be effectively broken down in scale by means of vertical and horizontal module variations. The base is identified through the use of uniting elements related to ground floor heights averaging 16', provision of pedestrian amenities, and unity of pedestrian street-level materials, canopies, signage, etc. throughout the street level environment. The mid sections are defined through the use of punched windows, balconies and vertical and horizontal glazing patterns. The tops of structures will be defined through the application of cornices or cap elements. 5.1.6 – Phase 1 incorporates many green building technologies, with the office building vying for LEED Silver designation. Future buildings will incorporate green technologies as sensible.	
5.2	Elements of Architectural Compatibility	5.2.1 - 5.2.11	The developer of the site is committed to establishing internal building compatibility while maintaining a mixed urban feel, and will employ the 11 elements listed within this section toward that end, and as applicable to the development as proposed.	

NORTH HILLS
East of Six Forks Road
COMPLIANCE WITH URBAN DESIGN GUIDELINES

5.3	Massing	5.3.1, 5.3.2	Buildings within the North Hills East development are to be built to the property line in order to provide definition and overlook, but massing and articulation will avoid the creation of undifferentiated and monolithic environments. It is anticipated that building entrances will be provided quite often, as retail shop space is prevalent along the urban core of the project. Three major structure facades within the Urban Core, and fronting Six Forks Road, will emphasize, frame and terminate important vistas from Six Forks Road. Within their overall building envelopes, variation and articulation will be provided within both the horizontal plane and vertical profile in order to break down the structures' perceived bulk and promote finer detail of massing within the Six Forks viewshed.	
5.4	Façade Treatment	5.4.1, **5.4.2**, 5.4.3, 5.4.4, **5.4.5**, 5.4.6, 5.4.8, 5.4.9, 5.4.10	The primary entrance will be architecturally and functionally designed on the front façade of the building facing the primary street where sensible. These entrances will be designed to convey their prominence on the fronting façade. Ground level of the buildings will offer pedestrian interest along the sidewalks and paths, including windows, entrances, and architectural details. Signage, awnings, and ornamentation will be used.	
	Street Level Activity	5.5.1, 5.5.2, 5.5.3, 5.5.4	Retail is the featured use of the majority of the site's street level environment in the urban core. As the project transitions to neighboring residential, greenways and parks will create the street level activity. A key element of placing the majority of the parking within structures is ensuring successful levels of use for the street level pedestrian plane. Distribution of retail uses throughout the site is being planned for to support street level activity. Urban open space is incorporated at appropriate locations, and within appropriate distances, and will feature amenities that will unite it with the site's pedestrian activity. The developer is committed to creation of a lively and attractive street level pedestrian environment, as success in this regard will aid in guaranteeing the overall efficacy of the development.	

NORTH HILLS
East of Six Forks Road
COMPLIANCE WITH URBAN DESIGN GUIDELINES

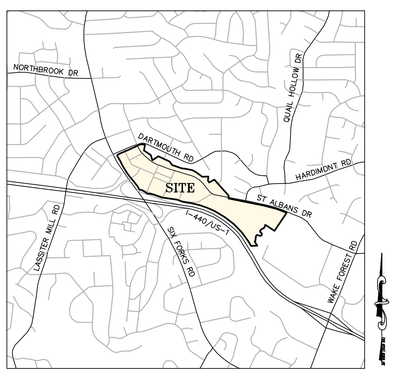
5.6	Service and Utilities	All elements	Utilities and service will be screened from pedestrian view by fences, walls, and/or landscape materials where possible, although access requirements are set by the local utility providers.	

NORTH HILLS EAST

PD/MASTER PLAN

REZONING CASE # Z-28-16 / TRANSACTION # 462270
MASTER PLAN CASE # MP-3-16 / TRANSACTION # 486254
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: KAN-16010

DATE: SEPTEMBER 1, 2016
REVISED DATE: OCTOBER 28, 2016
REVISED DATE: JANUARY 6, 2017



VICINITY MAP
NTS

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER AT NORTH HILLS AVE, SUITE 250
RALEIGH, NORTH CAROLINA 27609
CONTACT: GREG KURUC
PHONE: 919-719-5438
EMAIL: gkuruc@kanerealtycorp.com

SHEET INDEX

P-1 EXISTING CONDITIONS
P-2 OVERALL DEVELOPMENT PLAN
P-3 DEVELOPMENT PLAN
P-4 STREET AND BLOCK PLAN
P-5 PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN
P-6 STORMWATER AND UTILITY PLAN
P-7 OVERALL TREE CONSERVATION PLAN
P-8 TREE CONSERVATION PLAN
P-9 3D MASSING PLAN

NORTH CAROLINA REGISTERED LANDSCAPE ARCHITECT 1307 BRIAN O. PURDY

NORTH CAROLINA PROFESSIONAL ENGINEER SEAL 27645 MATTHEW R. PADIAK

MCADAMS

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 ▪ McAdamsCo.com
Contact: Brian Purdy
Purdy@mcadamsco.com

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

ADJACENT PROPERTY OWNERS

1. FIRST CITIZENS BANK & TRUST COMPANY
P.O. BOX 27131
RALEIGH, NC 27611-7131
PIN: 1706-60-3584

2. FIRST CITIZENS B&T COMPANY
P.O. BOX 27131
RALEIGH, NC 27611-7131
PIN: 1706-60-7553

3. ANN L. CALHOUN
4300 CAMELOT DRIVE
RALEIGH, NC 27609-5840
PIN: 1706-60-9548

4. MATTHEW K. RONNING & MARYANNE DRAKE
105 DARTMOUTH ROAD
RALEIGH, NC 27609-5843
PIN: 1706-70-0664

5. MICHAEL N. HOWE & BARBARA L. BURNETTE
306 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PIN: 1706-70-1681

6. HALEY R. FORSYTHE
P.O. BOX 17922
RALEIGH, NC 27619-7922
PIN: 1706-70-2567

7. MARY ANN OLSEN
144 SHELL BANK ROAD
NEWPORT, NC 28570-9636
PIN: 1706-70-1375

8. WJF PROPERTIES, LLC
12900 TOWNFIELD DRIVE
RALEIGH, NC 27614-7944
PIN: 1706-70-2370

9. HHH INVESTMENTS
421 FAYETTEVILLE STREET, SUITE 1100
RALEIGH, NC 27601-3000
PIN: 1706-70-3243

10. SUSAN JEANETTE SHAFFER
P.O. BOX 1075
PRINCETON, NC 27569-1075
PIN: 1706-70-4149

11. WILDA O. WOODDARD
130 DARTMOUTH ROAD
RALEIGH, NC 27609-5844
PIN: 1706-70-5178

12. CHRISTOPHER VAIL & GARCIA AIRES RUST
200 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PIN: 1706-70-7069

13. ABDALLIAH B & SHEREEN SHAMMAS
206 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PIN: 1706-70-8085

14. IRENE S. HOWELL
117 WALNUT CREEK DRIVE
GOLDSBORO, NC 27534
PIN: 1705-79-9942

15. ROBERT JAMES MCMILLEN
3123 ETON ROAD
RALEIGH, NC 27608-1113
PIN: 1705-89-0951

16. MARILYN S. KILGORE
220 DARTMOUTH ROAD
RALEIGH, NC 27609-5846
PIN: 1705-89-1858

17. JAMES D. & CAROL A. GROVES
300 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PIN: 1705-89-3834

18. MICHAEL NASH BURNETTE & BARBARA ANNE BURNETTE
306 DARTMOUTH ROAD
RALEIGH, NC 27609-5848
PIN: 1705-89-4893

19. APPOLONIA E. HOWE
80 SHADDOX DRIVE
NEW HILL, NC 27562-8800
PIN: 1705-89-5898

20. MARYANNE DRAKE & MATTHEW K. RONNING
4117 LAMBETH DRIVE
RALEIGH, NC 27609-5873
PIN: 1705-89-6774

21. COREY REAGAN & TRACI RHYNE GRABTREE
4113 LAMBETH DRIVE
RALEIGH, NC 27609-5873
PIN: 1705-89-7616

22. PAUL D. & KATHERINE M. DRYDEN
4109 LAMBETH DRIVE
RALEIGH, NC 27609-5873
PIN: 1705-89-8645

23. PETER & SARAH G. WILLIAMS
4105 LAMBETH DRIVE
RALEIGH, NC 27609-5873
PIN: 1705-89-9541

24. WILLIAM D. III & LAUREN M. CRAFT
4100 LAMBETH DRIVE
RALEIGH, NC 27609-5800
PIN: 1705-89-9664

25. BRADLEY & CARLA E. STARR
4101 WINDSOR PLACE
RALEIGH, NC 27609-5963
PIN: 1705-99-1552

26. BENNIE R. & RUTH R. MCMINIS
4104 WINDSOR PLACE
RALEIGH, NC 27609-5964
PIN: 1705-99-3461

27. ALEXANDER C. KRALL
4100 WINDSOR PLACE
RALEIGH, NC 27609-5964
PIN: 1705-99-3237

28. JULIE ANNA PROCTOR
500 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-5203

29. JOEL & TONYA DENNING
504 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-5133

30. JAMES PINCKNEY WILLIAMS
1103 AVEBURY COURT
RALEIGH, NC 27609-3974
PIN: 1705-89-5065

31. JOHN K. & ANNETTE D. BANDY
512 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-7007

32. BARRY D. PIGOTT
516 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-7085

33. MATTHEW MARRIOTT
520 TUFTS COURT
RALEIGH, NC 27609-6701
PIN: 1705-99-8062

34. DIANE S. YOUNG
604 HARDIMONT ROAD
RALEIGH, NC 27609-6729
PIN: 1715-09-0082

35. ROBERT A. & CATHERINE H. TUCKER
600 HARDIMONT ROAD
RALEIGH, NC 27609-6729
PIN: 1715-08-0965

36. MELVYN G. & ELAINE A. LEVIN
812 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-1993

37. WILLIAM JR. & KATHERINE B. WOFFORD
816 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-3809

38. GERALD A. TINGEN
820 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-3899

39. HAL A. & ROBIN C. THORNE
824 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-4879

40. JACOB L. & BRAUNA J. SAFRON
828 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-5856

41. NICHOLAS T. RADFORD
832 BABCOCK COURT
RALEIGH, NC 27609-6630
PIN: 1715-08-6941

42. CMLK PROPERTIES, LLC
7320 SIX FORKS ROAD
SUITE 220
RALEIGH, NC 27615-7809
PIN: 1715-08-7833

43. MARTH & MABEL ANDREWS
C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-0827

44. MARTH & MABEL ANDREWS
C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-4611

45. MARTH & MABEL ANDREWS
C/O WACHOVIA BANK & TRUST
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1715-18-3089

46. THREE RENAISSANCE, LLC
P.O. BOX 17566
RALEIGH, NC 27619-7566
PIN: 1715-07-7778

47. AVONDALE RALEIGH, LLC
5425 WISCONSIN AVENUE, SUITE 202
CHEVY CHASE, MD 20815-3583
PIN: 1715-17-0038

48. BARRETT SQUARE CONDOMINIUMS
3901 BARRETT DRIVE
RALEIGH, NC 27609-6611
PIN: 1705-97-8143

49. BARRETT SQUARE CONDOMINIUMS
3901 BARRETT DRIVE
RALEIGH, NC 27609-6611
PIN: 1705-97-7319

50. CORNWALLIS SQUARE CONDOMINIUMS
P.O. BOX 19352
RALEIGH, NC 27619-9352
PIN: 1705-97-5725

51. NORRIS CREEK BUILDING, LLC
P.O. BOX 18973
RALEIGH, NC 27619-8973
PIN: 1705-97-3943

52. MENTOR PROPERTIES, LLC
5003 FALLS OF NEUSE ROAD
RALEIGH, NC 27609-5500
PIN: 1705-98-2028

53. COMPUTER DRIVE ASSOCIATES
3805 COMPUTER DRIVE
RALEIGH, NC 27609-6503
PIN: 1705-88-9196

54. BANGEO REAL ESTATE INVESTMENTS, LLC
4405 POTEAU CIRCLE
AUSTIN, TX 78734-1825
PIN: 1705-88-7383

55. BANGEO REAL ESTATE INVESTMENTS, LLC
4405 POTEAU CIRCLE
AUSTIN, TX 78734-1825
PIN: 1705-88-5227

56. STATE EMPLOYEES CREDIT UNION
3808 SIX FORKS ROAD
RALEIGH, NC 27611-6807
PIN: 1705-88-0219

57. LOWERY & WEBSTER PROPERTIES, LLC
5204 REMBERT DRIVE
RALEIGH, NC 27612-6244
PIN: 1705-77-5957

58. DORIS O. WALKER
3724 BELLEVUE ROAD
RALEIGH, NC 27609-7108
PIN: 1705-77-4944

59. PATRICIA SPENCER GREGORY
3726 BELLEVUE ROAD
RALEIGH, NC 27609-7108
PIN: 1705-78-4077

60. RAMBLEWOOD LANTERN, LLC
4321 LASSITER AT NORTH HILLS AVENUE
RALEIGH, NC 27609-5782
PIN: 1705-78-3352

61. RAMBLEWOOD PROPERTY OWNERS ASSOCIATION, INC
P.O. BOX 97243
RALEIGH, NC 27624-7243
PIN: 1705-78-2455

62. APOSTOLOS & AKATARINE AVRAMIDIS
3727 BELLEVUE ROAD
RALEIGH, NC 27609-7107
PIN: 1705-78-3001

63. TERRY REKEWEG
724 ROSEMENT AVENUE
RALEIGH, NC 27607-7208
PIN: 1705-78-3112

64. ALEXANDRE KYE & HYOJIN AUSPITZ
3724 ROLSTON DRIVE
RALEIGH, NC 27609-7227
PIN: 1705-78-3108

65. ALEXANDRE KYE & HYOJIN AUSPITZ
3724 ROLSTON DRIVE
RALEIGH, NC 27609-7227
PIN: 1705-78-2233

66. ROBIN WHITLEY HOOD, II
P.O. BOX 70
BENSON, NC 27504-0070
PIN: 1705-78-1410

67. GATEWAY DOGWOOD, LLC
ATTN: HOWARD J. EDELMAN
191 N. WACKER DR. SUITE 2500
CHICAGO, IL 60606-1885
PIN: 1705-68-7356

68. CITY OF RALEIGH
P.O. BOX 590
RALEIGH, NC 27602-0590
PIN: 1705-68-4882

69. AFSHIN JOHN & KAREN L. SARIR
200 RAMBLEWOOD DRIVE
RALEIGH, NC 27609-6404
PIN: 1705-68-3681

70. TARGET CORPORATION
ATTN: PROPERTY TAX DEPT T-1892
P.O. BOX 9456
MINNEAPOLIS, MN 55440-9456
PIN: 1705-69-0521

71. NORTH HILLS OWNER, LLC
SUITE 250 LASSITER AT NORTH HILLS AVENUE
RALEIGH, NC 27609-5782
PIN: 1705-69-2906

PROPERTY OWNERS

LOT 1
NORTH HILLS TOWER II, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1706-60-4182
ACREAGE: 1.28 AC
ZONING: PD

LOT 2
4208 SIX FORKS ROAD, LLC
P.O. BOX 28270
SANTA ANA, CA 92799-8270
PIN: 1705-89-7712
ACREAGE: 1.49 AC
ZONING: PD

LOT 3
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-89-7809
ACREAGE: 0.67 AC
ZONING: PD

LOT 4
NHE OVERLOOK PARK, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-69-5996
ACREAGE: 0.44 AC
ZONING: PD

LOT 5
NHE TRACT A RESIDENTIAL, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1706-60-8216
ACREAGE: 1.38 AC
ZONING: PD

LOT 6
PARK & MARKET AT NORTH HILLS ASSOC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-0940
ACREAGE: 5.85 AC
ZONING: PD

LOT 7
KANE CONCORD HOTEL EAST TWO, LLC
11410 COMMON OAKS DRIVE
RALEIGH, NC 27614-7002
PIN: 1706-60-6148
ACREAGE: 0.69 AC
ZONING: PD

LOT 8
BLACK SAPPHIRE C RALEIGH HOUSE 2014, INC
122 MARY STREET
GEORGETOWN GRAND CAYMAN KY1-1107
PIN: 1705-79-2562
ACREAGE: 1.15 AC
ZONING: PD

LOT 9
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-0436
ACREAGE: 4.18 AC
ZONING: PD

LOT 10
NHE MIDTOWN PARK, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-4632
ACREAGE: 0.48 AC
ZONING: PD

LOT 11
NHE MIDTOWN PARK, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-6540
ACREAGE: 0.97 AC
ZONING: PD

LOT 12
NHE PARK CENTRAL APTS. LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-5347
ACREAGE: 2.65 AC
ZONING: PD

LOT 13
MIDTOWN GREEN AT N.H. CONDOMINIUM NHE TRACT H, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-6668
ACREAGE: 2.21 AC
ZONING: PD

LOT 14
SMNHC, LLC
4321 LASSITER AT NORTH HILLS AVENUE, SUITE 250
RALEIGH, NC 27609-5782
PIN: 1705-79-9075
ACREAGE: 3.29 AC
ZONING: PD

LOT 15
300 ST. ALBANS DRIVE, LLC
4500 DORR STREET
TOLEDO, OH 43615-4040
PIN: 1705-89-0396
ACREAGE: 5.91 AC
ZONING: PD

LOT 16
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-89-4366
ACREAGE: 2.78 AC
ZONING: PD

LOT 17
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-4136
ACREAGE: 2.65 AC
ZONING: PD

LOT 18
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-89-7196
ACREAGE: 0.72 AC
ZONING: PD

LOT 19
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-99-1204
ACREAGE: 3.07 AC
ZONING: PD

LOT 20
NORTH HILLS EAST MASTER DEVELOPER, LLC
P.O. BOX 19107
RALEIGH, NC 27619-9107
PIN: 1705-79-9808
ACREAGE: 5.95 AC
ZONING: PD

LOT 21
CHURCH OF THE APOSTLES OF RALEIGH
333 CHURCH AT NORTH HILLS STREET
RALEIGH, NC 27609-5177
PIN: 1705-89-5065
ACREAGE: 2.60 AC
ZONING: PD

LOT 22
ST. ALBANS, LLC
P.O. BOX 30546
RALEIGH, NC 27622-0546
PIN: 1705-98-1738
ACREAGE: 13.35 AC
ZONING: OX-3-GR

LOT 23
MABLE ANDREWS & ALEX B. ANDREWS HEIRS C/O WACHOVIA BANK
P.O. BOX 13159
ARLINGTON, TX 76094-0159
PIN: 1705-98-9505
ACREAGE: 20.41 AC
ZONING: OX-3-GR

NOTES

1. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.

LEGEND

- 100-YEAR FLOODPLAIN
- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLAND

GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

McADAMS

REVISIONS:
2016-10-28 RESPONSE TO 1ST C.O.R. COMMENTS
2017-01-06 RESPONSE TO 2ND C.O.R. COMMENTS

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-XC1
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=200'
DATE:	09-01-2016
SHEET NO.	P-1

McADAMS

X:\Projects\KAN\KAN-16010\Land\Master - Construction\Current Drawings\KAN16010-Master-XC1.dwg, 1/6/2017 8:50:17 AM, Harrell, Gray

MAXIMUM INTENSITY PER USE CHART	
USE	INTENSITY
OFFICE (INCLUDING INSTITUTION/CIVIC/SERVICE)	2,014,479 SF
COMMERCIAL/RETAIL	450,000 SF
HOTEL	1,100 ROOMS
RESIDENTIAL	3,800 UNITS

MAXIMUM HEIGHT AND USE CHART								
TRACT	ACREAGE	MAX. HEIGHT (IN FEET)		RETAIL SF	RESIDENTIAL DWELLING UNITS	OFFICE SF	LODGING UNITS	CONGREGATE CARE UNITS	CHURCH SF
A	1.19	300	I	70,000	–	350,000	250	–	–
			II	70,000	500	–	250	–	–
			III	70,000	250	200,000	250	–	–
B	1.09	260		50,000	200	–	200	–	–
C	2.75	305		40,000	100	300,000	–	–	–
D	2.35	270		50,000	400	–	–	–	–
E	5.32	365	I	100,000	350	500,000	325	–	–
			II	100,000	1,800	–	325	–	–
			III	100,000	800	300,000	325	–	–
F	7.00	295	I	70,000	900	–	325	–	–
			II	70,000	–	350,000	325	–	–
			III	70,000	600	250,000	325	–	–
G	2.40	350	I	20,000	750	–	325	–	–
			II	20,000	–	350,000	325	–	–
			III	20,000	300	250,000	325	–	–
H	0.98	100		10,000	100	–	–	–	–
I	1.50	100		10,000	100	–	–	–	–
J	1.95	100		80,000	150	–	–	–	–
K	2.07	105		50,000	325	–	325	–	–
L	9.09	225	I	20,000	0	–	–	350	–
			II	50,000	1,500	–	–	–	–
			III	50,000	–	–	–	1,500	–
M	5.95	35		–	–	–	–	–	–
N	3.10	85	I	–	–	75,000	–	–	–
			II	–	–	–	–	–	100,000
			III	10,000	100	–	–	–	–
O	0.72	115	I	25,000	–	100,000	–	–	–
			II	25,000	–	–	–	–	100,000
			III	25,000	100	–	–	–	–
			IV	25,000	–	–	225	–	–
P	3.07	45		–	–	–	–	–	–
Q	1.69	105		15,000	200 (75)*	–	225	–	–
R	4.16	165	I	50,000	500 (100)*	–	300	–	–
			II	25,000	500 (100)*	200,000	300	–	–
			III	–	500 (100)*	500,000	300	–	–
S	1.40	90		20,000	200 (50)*	–	–	200	–
T	1.89	265	I	–	525	400,000	225	–	–
			II	20,000	350	400,000	225	–	–
			III	45,000	275	400,000	225	–	–
U	3.55	90		25,000	300 (75)*	–	–	250	–
V	5.99	265	I	15,000	600	425,000	200	–	–
			II	35,000	400	425,000	200	–	–
			III	50,000	275	425,000	200	–	–
W	9.51	45		–	–	–	–	–	–

(#)* – INDICATES THE MAXIMUM NUMBER OF TOWNHOME UNITS ALLOWED WITHIN THE SUBJECT TRACT.

GENERAL NOTES

1. ALL RESIDENTIAL, PUBLIC AND INSTITUTIONAL, OFFICE, AND COMMERCIAL LAND USES (AS THOSE TERMS ARE UTILIZED IN THE UDO) WILL BE PERMITTED WITHIN THE DEVELOPMENT.

2. THE FOLLOWING BUILDING TYPES SHALL BE ALLOWED WITHIN THE DEVELOPMENT; TOWNHOUSE, APARTMENT, GENERAL BUILDING, MIXED–USE BUILDING, CIVIC BUILDING, AND OPEN LOT.

3. OVERALL DEVELOPMENT INTENSITIES ARE BASED ON THE MAXIMUM INTENSITY PER USE CHART.

4. TRACTS A, E, F, G, L, N, O, R, T, AND V CAN INDEPENDENTLY CHANGE FROM ONE OPTION TO ANOTHER (I. E. – TRACT E CAN BE CHANGED TO SCENARIO II WHILE TRACT F STAYS IN SCENARIO I).

5. BUILDING HEIGHTS CANNOT SHIFT BETWEEN TRACTS WITHIN THE DEVELOPMENT.

6. SUBJECT TO THE OTHER PROVISIONS OF THIS MASTER PLAN, THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT EXCLUSIVELY RETAIL BUILDINGS WITHIN THE DEVELOPMENT.

7. TRACT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN WITHIN THE DEVELOPMENT.

8. THERE SHALL BE NO MINIMUM OR MAXIMUM LOT AREA OR LOT WIDTHS REQUIRED WITHIN THE DEVELOPMENT.

9. THERE SHALL BE A BUILD–TO OF 0–100 FEET ALONG CHURCH AT NORTH HILLS STREET EXTENSION. WITHIN THIS BUILD–TO, THE BUILDING WIDTH SHALL BE 50% MINIMUM.

10. ALL MINIMUM BUILDING AND PARKING SETBACKS SHALL BE 0 FEET FOR ALL TRACTS OR LOTS WITHIN THE DEVELOPMENT. HOWEVER, TRACTS S AND U SHALL PROVIDE A MINIMUM SETBACK OF 32 FEET FROM BACK OF CURB OF ST. ALBANS DRIVE BASED UPON THE DATE OF THIS MASTER PLAN APPROVAL.

11. UDO BUILDING STEP–BACK REQUIREMENTS SHALL APPLY TO BUILDINGS WITHIN TRACTS O, S, U, AND W. STEP–BACK REQUIREMENTS SHALL NOT APPLY TO ALL OTHER TRACTS WITHIN THE DEVELOPMENT.

12. FOR BUILDINGS EXCEEDING 12 STORIES IN HEIGHT WITHIN TRACTS A, B, C, D, E, F, G, L, R, T, AND V, THERE SHALL BE A MAXIMUM FLOOR PLATE SIZE OF 35,000 SF ABOVE THE 12TH STORY.

13. MINIMUM GROUND STORY AND UPPER STORY TRANSPARENCY REQUIREMENTS SHALL NOT APPLY TO TOWNHOMES OR APARTMENT BUILDINGS WITHIN ALL TRACTS OF THE DEVELOPMENT.

14. MINIMUM GROUND STORY AND UPPER STORY TRANSPARENCY REQUIREMENTS SHALL APPLY TO GENERAL BUILDINGS AND MIXED–USE BUILDINGS WITHIN TRACTS Q–W OF THE DEVELOPMENT. MINIMUM GROUND STORY AND UPPER STORY TRANSPARENCY REQUIREMENTS SHALL NOT APPLY TO TRACTS A–P WITHIN THE DEVELOPMENT.

15. THE MAXIMUM BLANK WALL AREA STANDARDS SHALL APPLY BY BUILDING TYPE TO TRACTS Q–W WITHIN THE DEVELOPMENT. MAXIMUM BLANK WALL AREA STANDARDS SHALL NOT APPLY TO TRACTS A–P WITHIN THE DEVELOPMENT.

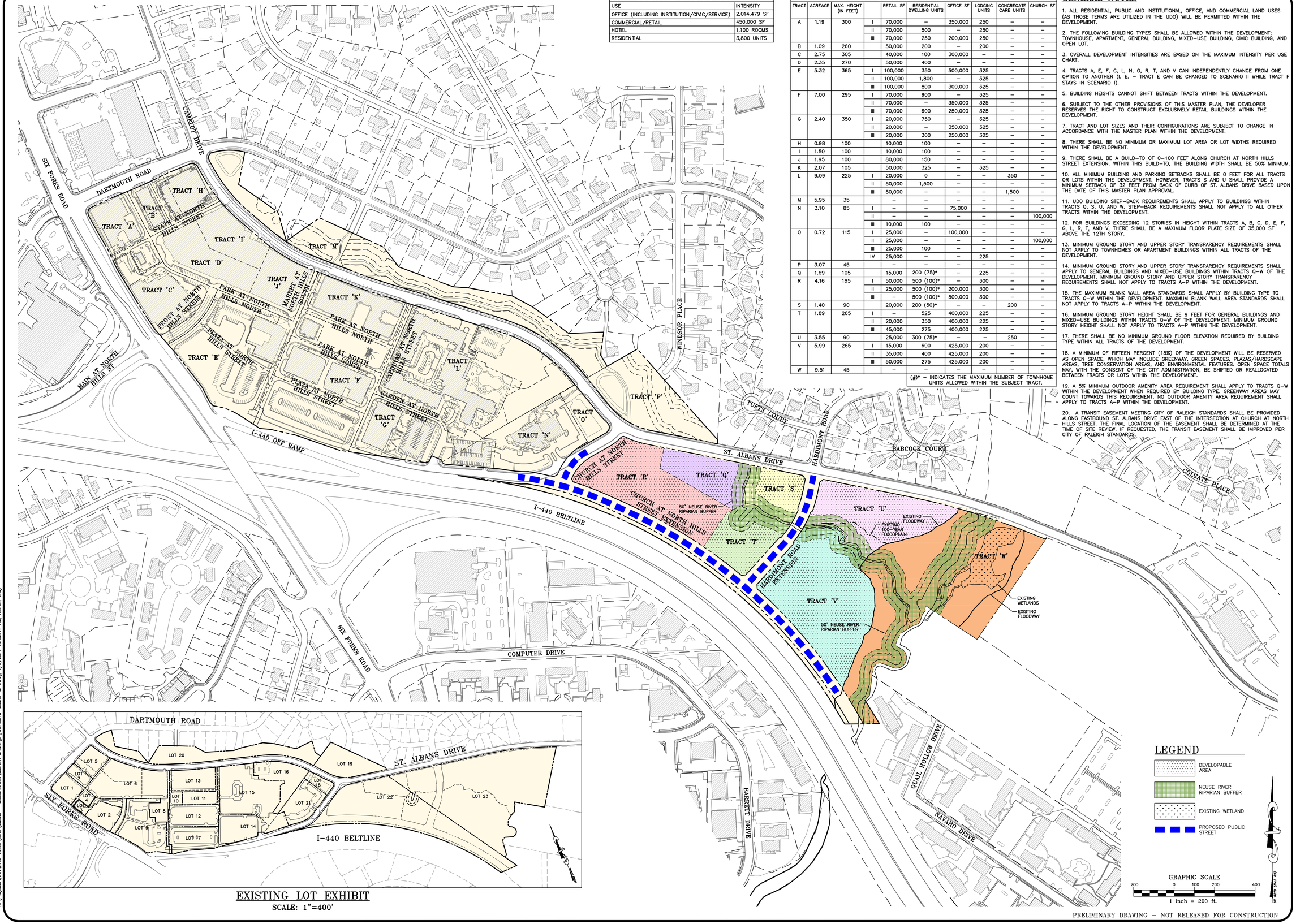
16. MINIMUM GROUND STORY HEIGHT SHALL BE 9 FEET FOR GENERAL BUILDINGS AND MIXED–USE BUILDINGS WITHIN TRACTS Q–W OF THE DEVELOPMENT. MINIMUM GROUND STORY HEIGHT SHALL NOT APPLY TO TRACTS A–P WITHIN THE DEVELOPMENT.

17. THERE SHALL BE NO MINIMUM GROUND FLOOR ELEVATION REQUIRED BY BUILDING TYPE WITHIN ALL TRACTS OF THE DEVELOPMENT.

18. A MINIMUM OF FIFTEEN PERCENT (15%) OF THE DEVELOPMENT WILL BE RESERVED AS OPEN SPACE, WHICH MAY INCLUDE GREENWAY, GREEN SPACES, PLAZAS/HARDSCAPE AREAS, TREE CONSERVATION AREAS, AND ENVIRONMENTAL FEATURES. OPEN SPACE TOTALS MAY, WITH THE CONSENT OF THE CITY ADMINISTRATION, BE SHIFTED OR REALLOCATED BETWEEN TRACTS OR LOTS WITHIN THE DEVELOPMENT.

19. A 5% MINIMUM OUTDOOR AMENITY AREA REQUIREMENT SHALL APPLY TO TRACTS Q–W WITHIN THE DEVELOPMENT WHEN REQUIRED BY BUILDING TYPE. GREENWAY AREAS MAY COUNT TOWARDS THIS REQUIREMENT. NO OUTDOOR AMENITY AREA REQUIREMENT SHALL APPLY TO TRACTS A–P WITHIN THE DEVELOPMENT.

20. A TRANSIT EASEMENT MEETING CITY OF RALEIGH STANDARDS SHALL BE PROVIDED ALONG EASTBOUND ST. ALBANS DRIVE EAST OF THE INTERSECTION AT CHURCH AT NORTH HILLS STREET. THE FINAL LOCATION OF THE EASEMENT SHALL BE DETERMINED AT THE TIME OF SITE REVIEW. IF REQUESTED, THE TRANSIT EASEMENT SHALL BE IMPROVED PER CITY OF RALEIGH STANDARDS.



EXISTING LOT EXHIBIT
SCALE: 1"=400'

LEGEND
- DEVELOPABLE AREA
- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLAND
- PROPOSED PUBLIC STREET

GRAPHIC SCALE
200 0 100 200 400
1 inch = 200 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
2016-10-28 RESPONSE TO 1ST C.O.R. COMMENTS
2017-01-06 RESPONSE TO 2ND C.O.R. COMMENTS

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

OVERALL DEVELOPMENT PLAN

PROJECT NO.	KAN–16010
FILENAME:	KAN16010–PD–DP1
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=200'
DATE:	09–01–2016
SHEET NO.	P-2

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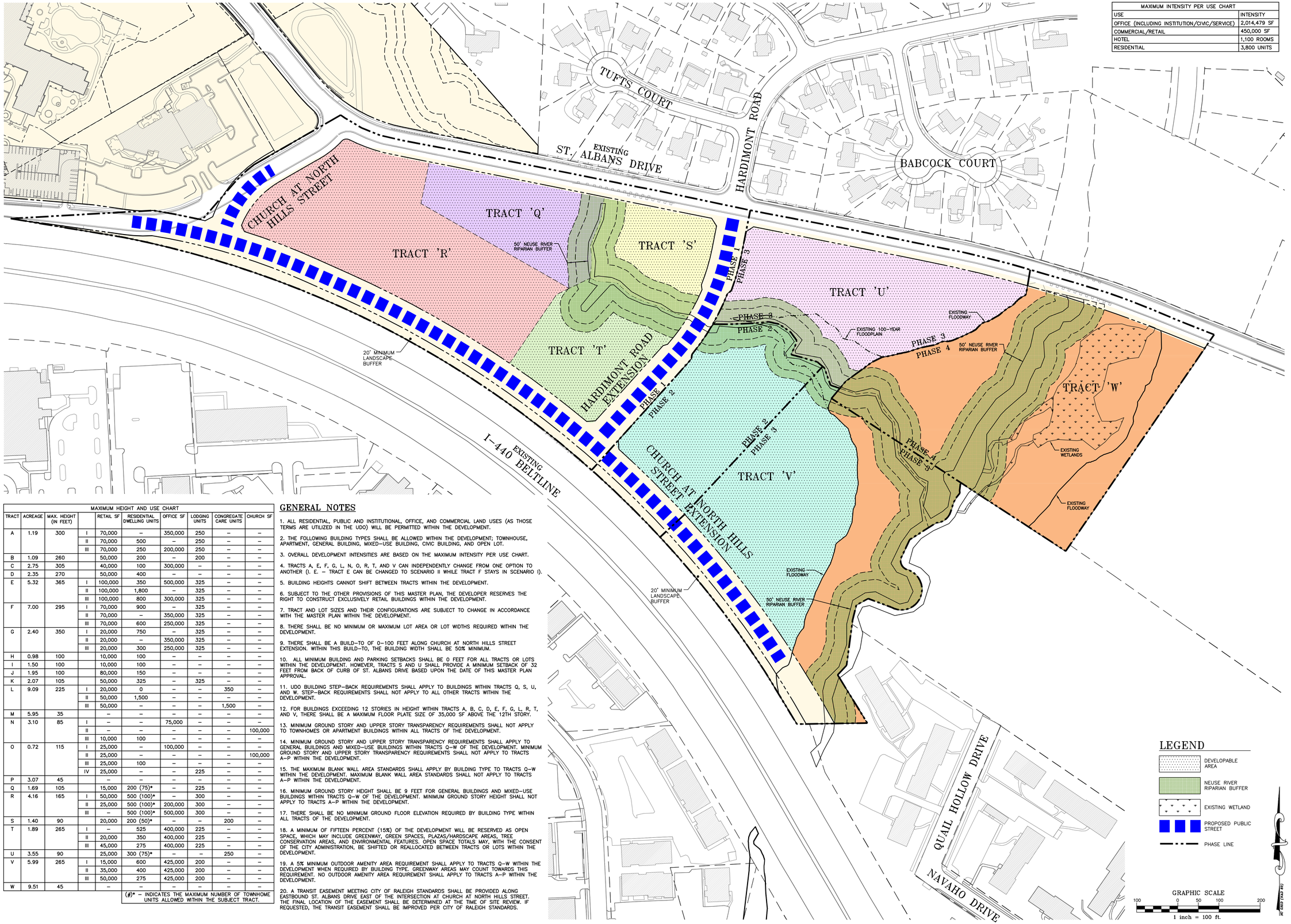
X:\Projects\KAN\KAN–16010\Land\Master – Construction\Current Drawings\KAN16010–Master–DP1.dwg, 1/6/2017 10:02:17 AM, Harrell, Gray



MAXIMUM INTENSITY PER USE CHART	
USE	INTENSITY
OFFICE (INCLUDING INSTITUTION/CIVIC/SERVICE)	2,014,479 SF
COMMERCIAL/RETAIL	450,000 SF
HOTEL	1,100 ROOMS
RESIDENTIAL	3,800 UNITS

MAXIMUM HEIGHT AND USE CHART								
TRACT	ACREAGE	MAX. HEIGHT (IN FEET)		RETAIL SF	RESIDENTIAL DWELLING UNITS	OFFICE SF	LODGING UNITS	CONGREGATE CARE UNITS	CHURCH SF
A	1.19	300	I	70,000	–	350,000	250	–	–
			II	70,000	500	–	250	–	–
			III	70,000	250	200,000	250	–	–
B	1.09	260		50,000	200	–	200	–	–
C	2.75	305		40,000	100	300,000	–	–	–
D	2.35	270		50,000	400	–	–	–	–
E	5.32	365	I	100,000	350	500,000	325	–	–
			II	100,000	1,800	–	325	–	–
			III	100,000	800	300,000	325	–	–
F	7.00	295	I	70,000	900	–	325	–	–
			II	70,000	–	350,000	325	–	–
			III	70,000	600	250,000	325	–	–
G	2.40	350	I	20,000	750	–	325	–	–
			II	20,000	–	350,000	325	–	–
			III	20,000	300	250,000	325	–	–
H	0.98	100		10,000	100	–	–	–	–
I	1.50	100		10,000	100	–	–	–	–
J	1.95	100		80,000	150	–	–	–	–
K	2.07	105		50,000	325	–	325	–	–
L	9.09	225	I	20,000	0	–	–	350	–
			II	50,000	1,500	–	–	–	–
			III	50,000	–	–	–	1,500	–
M	5.95	35		–	–	–	–	–	–
N	3.10	85	I	–	–	75,000	–	–	–
			II	–	–	–	–	–	100,000
			III	10,000	100	–	–	–	–
O	0.72	115	I	25,000	–	100,000	–	–	–
			II	25,000	–	–	–	–	100,000
			III	25,000	100	–	–	–	–
			IV	25,000	–	–	225	–	–
P	3.07	45		–	–	–	–	–	–
Q	1.69	105		15,000	200 (75)*	–	225	–	–
R	4.16	165	I	50,000	500 (100)*	–	300	–	–
			II	25,000	500 (100)*	200,000	300	–	–
			III	–	500 (100)*	500,000	300	–	–
S	1.40	90		20,000	200 (50)*	–	–	200	–
T	1.89	265	I	–	525	400,000	225	–	–
			II	20,000	350	400,000	225	–	–
			III	45,000	275	400,000	225	–	–
U	3.55	90		25,000	300 (75)*	–	–	250	–
V	5.99	265	I	15,000	600	425,000	200	–	–
			II	35,000	400	425,000	200	–	–
			III	50,000	275	425,000	200	–	–
W	9.51	45		–	–	–	–	–	–

(#)* – INDICATES THE MAXIMUM NUMBER OF TOWNHOME UNITS ALLOWED WITHIN THE SUBJECT TRACT.

GENERAL NOTES

1. ALL RESIDENTIAL, PUBLIC AND INSTITUTIONAL, OFFICE, AND COMMERCIAL LAND USES (AS THOSE TERMS ARE UTILIZED IN THE UDO) WILL BE PERMITTED WITHIN THE DEVELOPMENT.
2. THE FOLLOWING BUILDING TYPES SHALL BE ALLOWED WITHIN THE DEVELOPMENT; TOWNHOUSE, APARTMENT, GENERAL BUILDING, MIXED-USE BUILDING, CIVIC BUILDING, AND OPEN LOT.
3. OVERALL DEVELOPMENT INTENSITIES ARE BASED ON THE MAXIMUM INTENSITY PER USE CHART.
4. TRACTS A, E, F, G, L, N, O, R, T, AND V CAN INDEPENDENTLY CHANGE FROM ONE OPTION TO ANOTHER (I. E. – TRACT E CAN BE CHANGED TO SCENARIO II WHILE TRACT F STAYS IN SCENARIO I).
5. BUILDING HEIGHTS CANNOT SHIFT BETWEEN TRACTS WITHIN THE DEVELOPMENT.
6. SUBJECT TO THE OTHER PROVISIONS OF THIS MASTER PLAN, THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT EXCLUSIVELY RETAIL BUILDINGS WITHIN THE DEVELOPMENT.
7. TRACT AND LOT SIZES AND THEIR CONFIGURATIONS ARE SUBJECT TO CHANGE IN ACCORDANCE WITH THE MASTER PLAN WITHIN THE DEVELOPMENT.
8. THERE SHALL BE NO MINIMUM OR MAXIMUM LOT AREA OR LOT WIDTHS REQUIRED WITHIN THE DEVELOPMENT.
9. THERE SHALL BE A BUILD-TO OF 0-100 FEET ALONG CHURCH AT NORTH HILLS STREET EXTENSION. WITHIN THIS BUILD-TO, THE BUILDING WIDTH SHALL BE 50% MINIMUM.
10. ALL MINIMUM BUILDING AND PARKING SETBACKS SHALL BE 0 FEET FOR ALL TRACTS OR LOTS WITHIN THE DEVELOPMENT. HOWEVER, TRACTS S AND U SHALL PROVIDE A MINIMUM SETBACK OF 32 FEET FROM BACK OF CURB OF ST. ALBANS DRIVE BASED UPON THE DATE OF THIS MASTER PLAN APPROVAL.
11. UDO BUILDING STEP-BACK REQUIREMENTS SHALL APPLY TO BUILDINGS WITHIN TRACTS Q, S, U, AND W. STEP-BACK REQUIREMENTS SHALL NOT APPLY TO ALL OTHER TRACTS WITHIN THE DEVELOPMENT.
12. FOR BUILDINGS EXCEEDING 12 STORIES IN HEIGHT WITHIN TRACTS A, B, C, D, E, F, G, L, R, T, AND V, THERE SHALL BE A MAXIMUM FLOOR PLATE SIZE OF 35,000 SF ABOVE THE 12TH STORY.
13. MINIMUM GROUND STORY AND UPPER STORY TRANSPARENCY REQUIREMENTS SHALL NOT APPLY TO TOWNHOMES OR APARTMENT BUILDINGS WITHIN ALL TRACTS OF THE DEVELOPMENT.
14. MINIMUM GROUND STORY AND UPPER STORY TRANSPARENCY REQUIREMENTS SHALL APPLY TO GENERAL BUILDINGS AND MIXED-USE BUILDINGS WITHIN TRACTS Q-W OF THE DEVELOPMENT. MINIMUM GROUND STORY AND UPPER STORY TRANSPARENCY REQUIREMENTS SHALL NOT APPLY TO TRACTS A-P WITHIN THE DEVELOPMENT.
15. THE MAXIMUM BLANK WALL AREA STANDARDS SHALL APPLY BY BUILDING TYPE TO TRACTS Q-W WITHIN THE DEVELOPMENT. MAXIMUM BLANK WALL AREA STANDARDS SHALL NOT APPLY TO TRACTS A-P WITHIN THE DEVELOPMENT.
16. MINIMUM GROUND STORY HEIGHT SHALL BE 9 FEET FOR GENERAL BUILDINGS AND MIXED-USE BUILDINGS WITHIN TRACTS Q-W OF THE DEVELOPMENT. MINIMUM GROUND STORY HEIGHT SHALL NOT APPLY TO TRACTS A-P WITHIN THE DEVELOPMENT.
17. THERE SHALL BE NO MINIMUM GROUND FLOOR ELEVATION REQUIRED BY BUILDING TYPE WITHIN ALL TRACTS OF THE DEVELOPMENT.
18. A MINIMUM OF FIFTEEN PERCENT (15%) OF THE DEVELOPMENT WILL BE RESERVED AS OPEN SPACE, WHICH MAY INCLUDE GREENWAY, GREEN SPACES, PLAZAS/HARDSCAPE AREAS, TREE CONSERVATION AREAS, AND ENVIRONMENTAL FEATURES. OPEN SPACE TOTALS MAY, WITH THE CONSENT OF THE CITY ADMINISTRATION, BE SHIFTED OR REALLOCATED BETWEEN TRACTS OR LOTS WITHIN THE DEVELOPMENT.
19. A 5% MINIMUM OUTDOOR AMENITY AREA REQUIREMENT SHALL APPLY TO TRACTS Q-W WITHIN THE DEVELOPMENT WHEN REQUIRED BY BUILDING TYPE. GREENWAY AREAS MAY COUNT TOWARDS THIS REQUIREMENT. NO OUTDOOR AMENITY AREA REQUIREMENT SHALL APPLY TO TRACTS A-P WITHIN THE DEVELOPMENT.
20. A TRANSIT EASEMENT MEETING CITY OF RALEIGH STANDARDS SHALL BE PROVIDED ALONG EASTBOUND ST. ALBANS DRIVE EAST OF THE INTERSECTION AT CHURCH AT NORTH HILLS STREET. THE FINAL LOCATION OF THE EASEMENT SHALL BE DETERMINED AT THE TIME OF SITE REVIEW. IF REQUESTED, THE TRANSIT EASEMENT SHALL BE IMPROVED PER CITY OF RALEIGH STANDARDS.

LEGEND

- DEVELOPABLE AREA
- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLAND
- PROPOSED PUBLIC STREET
- PHASE LINE

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

NC GRID (NAD 83)

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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2017-01-06 RESPONSE TO 2ND C.O.R. COMMENTS

DEVELOPER:
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C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II
PD/MASTER PLAN
RALEIGH, NORTH CAROLINA

DEVELOPMENT PLAN

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-DP2
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	09-01-2016
SHEET NO.	P-3

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TUFTS COURT

EXISTING ST. ALBANS DRIVE

CHURCH AT NORTH HILLS STREET

TRACT 'Q'

TRACT 'R'

50' NEUSE RIVER RIPARIAN BUFFER

TRACT 'S'

TRACT 'T'

HARDIMONT ROAD EXTENSION

TRACT 'U'

6' SIDEWALK TRANSITION TO 10' MULTI-USE TRAIL (SEE SHEET P-5)

EXISTING 100-YEAR FLOODPLAIN

EXISTING FLOODWAY

50' NEUSE RIVER RIPARIAN BUFFER

TRACT 'W'

EXISTING WETLANDS

EXISTING FLOODWAY

20' MINIMUM LANDSCAPE BUFFER

EXISTING I-440 BELTLINE

CHURCH AT NORTH HILLS STREET EXTENSION

TRACT 'V'

EXISTING FLOODWAY

20' MINIMUM LANDSCAPE BUFFER

50' NEUSE RIVER RIPARIAN BUFFER

COMPUTER DRIVE

NORTH SIDE 36.5' C/L TO PUBLIC R.O.W. SOUTH SIDE

STREET TREES SHALL BE 3.5" CALIPER AT THE TIME OF PLANTING AND INSTALLED 40' O.C.

VARIABLE WIDTH PRIVATE PROMENADE ZONE

20.5' 16' 6' TREE STRIP

10' MULIT-USE PATH OR 6' S/W AT FLOODPLAIN

ST. ALBANS DRIVE

ST. ALBANS DRIVE SHALL EITHER HAVE A CENTER TURN LANE OR PARALLEL PARKING ALONG THE SOUTHERN SIDE.

73' PUBLIC R/W

10' S/W 6' TREE STRIP 2.5' 18' 41' B-B 6' TREE STRIP 10' S/W

STREET TREES SHALL BE 3.5" CALIPER AT THE TIME OF PLANTING AND INSTALLED 40' O.C.

HARDIMONT ROAD EXTENSION

VARIABLE WIDTH PUBLIC R/W

5' S/W 6' TREE STRIP 2.5' 20.5' 41' B-B 6' TREE STRIP

2' MAINTENANCE STRIP

STREET TREES SHALL BE 3.5" CALIPER AT THE TIME OF PLANTING AND INSTALLED 40' O.C.

10' MULIT-USE PATH

CHURCH AT NORTH HILLS STREET

NORTH SIDE 61' PUBLIC R/W SOUTH SIDE

10' S/W 6' TREE STRIP 2.5' 20.5' 41' B-B 4' 20' LANDSCAPE BUFFER

10' MULIT-USE PATH

STREET TREES SHALL BE 3.5" CALIPER AT THE TIME OF PLANTING AND INSTALLED 40' O.C.

CHURCH AT NORTH HILLS STREET EXTENSION

DARTMOUTH ROAD

ST. ALBANS DRIVE

SIX FORKS ROAD

I-440 BELTLINE

OVERALL SITE

SCALE: 1"=400'

NOTES:

1. THE PROPOSED PUBLIC STREETS SHOWN ARE CONCEPTUAL AND THEIR ALIGNMENTS AND LOCATIONS ARE SUBJECT TO CHANGE. ON STREET PARKING MAY BE ALLOWED AS AN OPTION ALONG THE PROPOSED PUBLIC STREETS.

2. THE PROPOSED ACCESS POINTS SHOWN ALONG THE PUBLIC STREETS ARE CONCEPTUAL AND THE AMOUNT AND LOCATIONS ARE SUBJECT TO CHANGE. ANY ADDITIONAL ACCESS POINTS MUST MEET THE MINIMUM SPACING REQUIREMENTS OF THE UDO.

3. THE STREET TREES ALONG PUBLIC STREETS MAY BE IN A 6' WIDE CONTINUOUS PLANTING STRIP OR MAY BE INSTALLED IN TREE WELLS WITH GRATES WHERE THE SIDEWALK EXTENDS TO THE BACK OF CURB.

4. STEEP SLOPES, A FREEWAY, WATERWAYS, PREEXISTING DEVELOPMENT, TREE CONSERVATION AREAS, STREAM BUFFERS, AND FLOODPLAIN ALL EXIST WITHIN AND ADJACENT TO THE PROJECT AREA. ACCORDINGLY, BLOCK PERIMETER STANDARDS SHALL BE SATISFIED FOR THE DEVELOPMENT BASED UPON THE EXISTING AND PROPOSED (AS CONCEPTUALLY SHOWN) PUBLIC AND PRIVATE STREET NETWORK. ALL PRIVATE STREETS HAVE A RECORDED PUBLIC ACCESS EASEMENT.

5. THE 10' MULTI-USE PATH MAY BE ASPHALT OR CONCRETE.

6. A TRANSIT EASEMENT MEETING CITY OF RALEIGH STANDARDS SHALL BE PROVIDED ALONG EASTBOUND ST. ALBANS DRIVE EAST OF THE INTERSECTION AT CHURCH AT NORTH HILLS STREET. THE FINAL LOCATION OF THE EASEMENT SHALL BE DETERMINED AT THE TIME OF SITE REVIEW. IF REQUESTED, THE TRANSIT EASEMENT SHALL BE IMPROVED PER CITY OF RALEIGH STANDARDS.

LEGEND

- DEVELOPABLE AREA
- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLAND
- PROPOSED PUBLIC STREET
- PUBLIC STREET ACCESS (SUBJECT TO CHANGE)

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

NC 6010 (NAD 83)

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
1 2016-10-28 RESPONSE TO 1ST C.O.R. COMMENTS
2 2017-01-06 RESPONSE TO 2ND C.O.R. COMMENTS

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II

PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

STREET AND BLOCK PLAN

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-S&B1
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	09-01-2016
SHEET NO.	P-4

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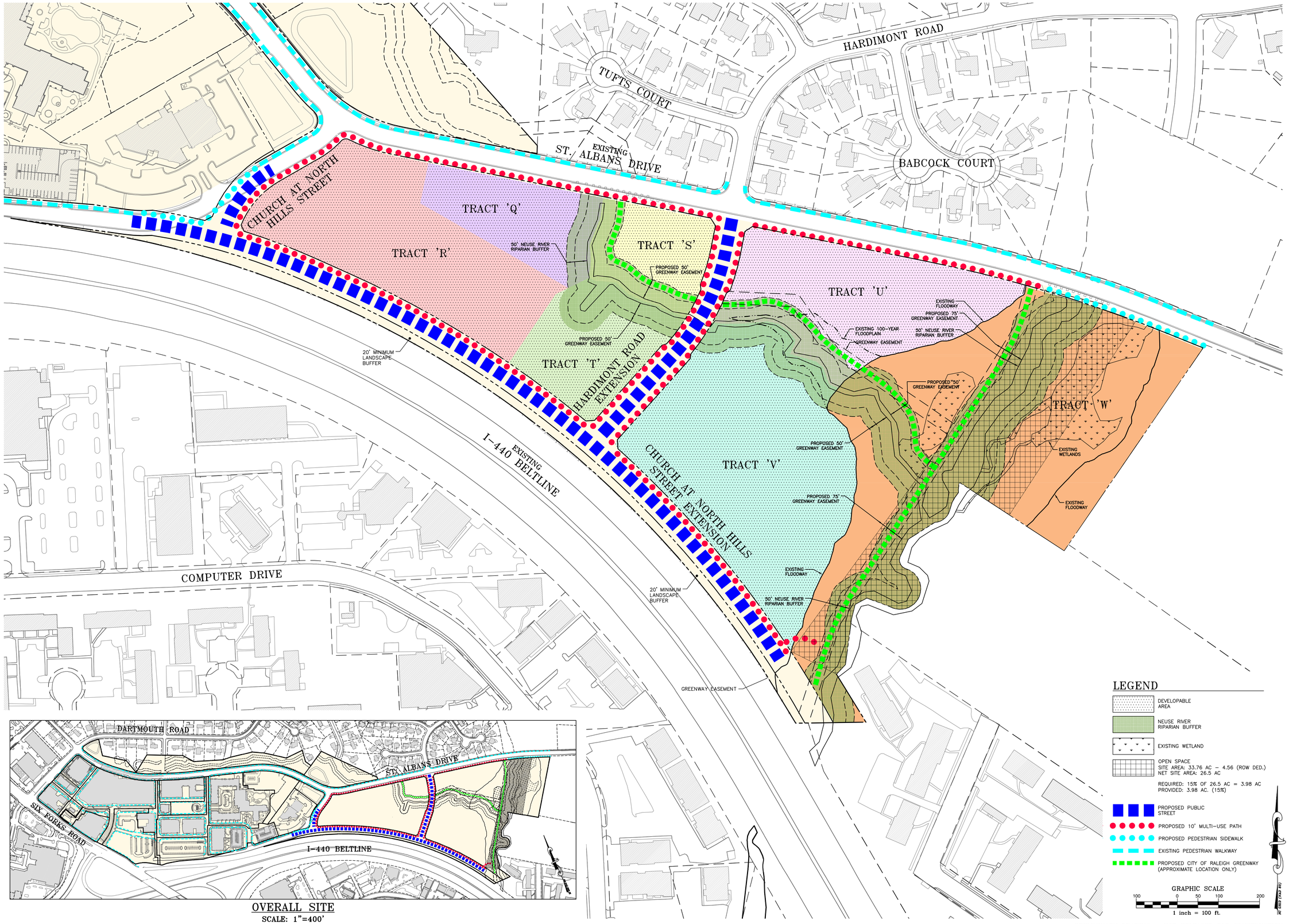

OVERALL SITE
SCALE: 1"=400'

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II

PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

PEDESTRIAN CIRCULATION AND OPEN SPACE PLAN

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-PED1
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	09-01-2016
SHEET NO.	P-5

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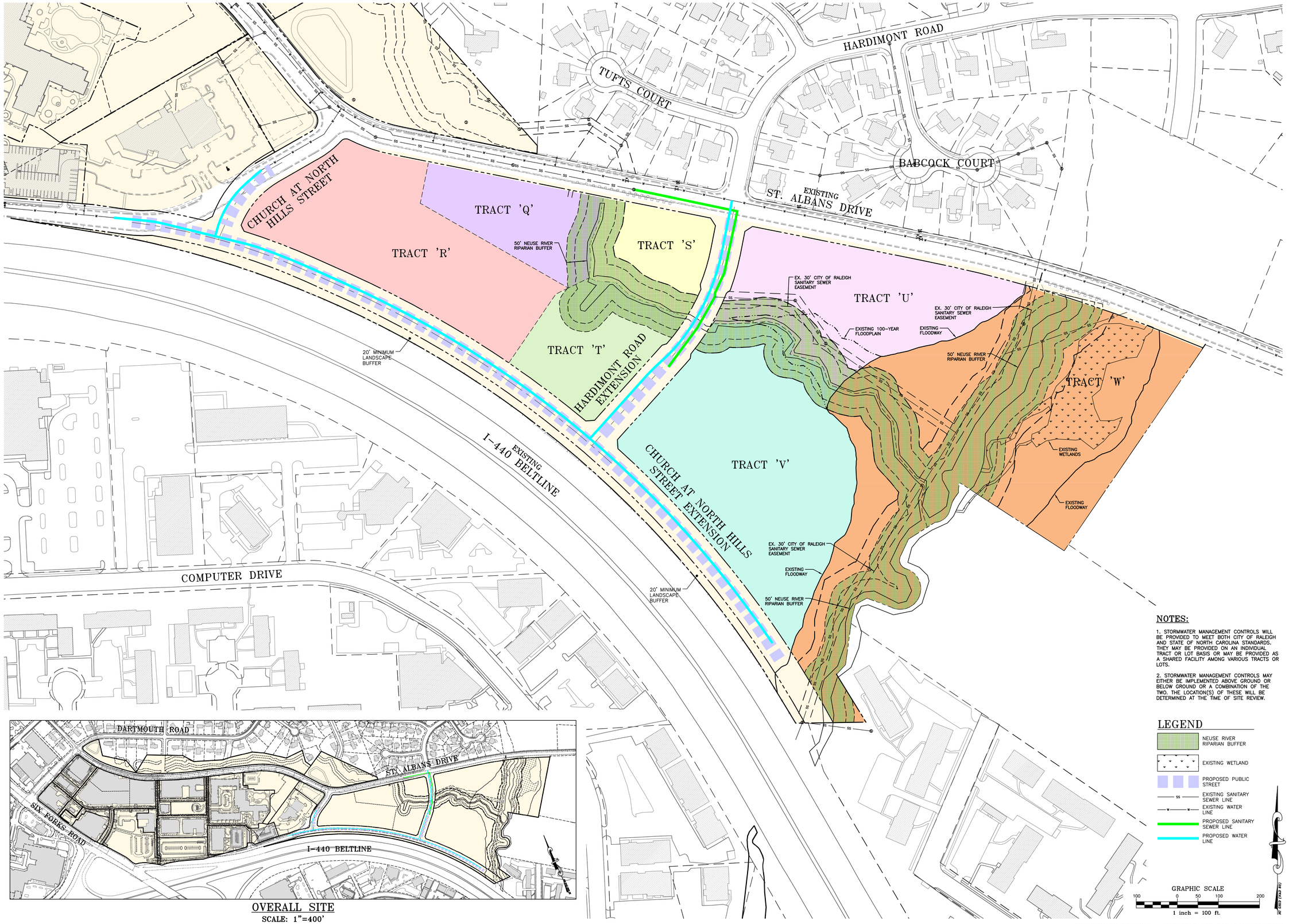

OVERALL SITE
SCALE: 1"=400'

NOTES:

1. STORMWATER MANAGEMENT CONTROLS WILL BE PROVIDED TO MEET BOTH CITY OF RALEIGH AND STATE OF NORTH CAROLINA STANDARDS. THEY MAY BE PROVIDED ON AN INDIVIDUAL TRACT OR LOT BASIS OR MAY BE PROVIDED AS A SHARED FACILITY AMONG VARIOUS TRACTS OR LOTS.

2. STORMWATER MANAGEMENT CONTROLS MAY EITHER BE IMPLEMENTED ABOVE GROUND OR BELOW GROUND OR A COMBINATION OF THE TWO. THE LOCATION(S) OF THESE WILL BE DETERMINED AT THE TIME OF SITE REVIEW.

LEGEND

- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLAND
- PROPOSED PUBLIC STREET
- SS — EXISTING SANITARY SEWER LINE
- W — W — EXISTING WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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REVISIONS:
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C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II

PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

STORMWATER AND UTILITY PLAN

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-U1
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	09-01-2016
SHEET NO.	P-6

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EXISTING TREE CONRVATSEION AREA CALCULATIONS:

FOR LOTS 1-21/TRACTS A-P

TREE CONSERVATION RECORDED IN BMP 2007, PG 2813-2814

TREE CONSERVATION RECORDED IN BMP 2010, PG 504

TREE CONRVATSEION AREA CALCULATIONS:

FOR LOTS 22 & 23/TRACTS Q-W

SITE AREA: 33.76 AC
TOTAL ROW DEDICATION: 4.56 AC
NET SITE AREA: 26.5 AC

REQUIRED TCA: 2.65 AC (10%)
PROVIDED TCA: 2.80 AC (10.6%)

PRIMARY TREE CONSERVATION AREA: 0.85 AC

GREENWAY TREE CONSERVATION AREA: 1.95 AC

GREENWAY EASEMENT TREE CONSERVATION AREA CALCULATIONS

TREE CONSERVATION AREA WITHIN GREENWAY EASEMENT:

GROSS GREENWAY EASEMENT ACREAGE:	3.38 AC
NET GREENWAY TREE CONSERVATION AREA AFTER REDUCTIONS:	1.95 AC (3.46 AC - 1.07 AC - .36 AC)

GREENWAY TRAIL WITHIN SEWER EASEMENT:

TOTAL LINEAR FEET OF GREENWAY TRAIL:	2,186 LF
BIG BRANCH LINEAR FEET OF GREENWAY TRAIL IN SEWER EASEMENT:	1,104 LF
TRIBUTARY LINEAR FEET OF GREENWAY TRAIL IN SEWER EASEMENT:	450 LF
TOTAL LINEAR FEET OF GREENWAY TRAIL IN SEWER EASEMENTS:	1,554 LF
30 FT EXCLUSION FOR EASEMENT IN GREENWAY EASEMENT:	1.07 AC (46,620 SF) (30 LF X 1,554 LF)

REDUCTION FOR GREENWAY TRAIL OUTSIDE SEWER EASEMENT:

LINEAR FEET OF GREENWAY TRAIL WITHIN GREENWAY EASEMENT:	632 LF
25 LF REDUCTION FOR GREENWAY TRAIL CONSTRUCTION:	0.36 AC (15,800 SF) (25 LF X 632 LF)

SIX FORKS ROAD
DARTMOUTH ROAD
CAMBERT DRIVE
LOT 1
LOT 5
LOT 7
STATE AT NORTH HILLS STREET
LOT 4
LOT 6
LOT 2
FRONT AT NORTH HILLS STREET
PARK AT NORTH HILLS NORTH
MARKET AT NORTH HILLS SOUTH
LOT 20
LOT 13
PARK AT NORTH HILLS NORTH
LOT 11
PARK AT NORTH HILLS NORTH
LOT 8
LOT 9
PIAZZA AT NORTH HILLS STREET
LOT 12
CARDINAL AT NORTH HILLS STREET
LOT 16
LOT 15
LOT 19
WINDSOR PLACE
TUFTS COURT
HARDIMONT ROAD
MAIN AT NORTH HILLS ST
PLAZA AT NORTH HILLS STREET
LOT 17
LOT 14
GARDEN AT NORTH HILLS STREET
LOT 18
LOT 21
I-440 OFF RAMP
CHURCH AT NORTH HILLS STREET
TRACT 'R'
TRACT 'Q'
ST. ALBANS DRIVE
BABCOCK COURT
COLGATE PLACE
TRACT 'S'
TRACT 'U'
EXISTING 100-YEAR FLOODPLAIN
EXISTING FLOODWAY
50' NEUSE RIVER RIPARIAN BUFFER
CHURCH AT NORTH HILLS STREET EXTENSION
I-440 BELTLINE
TRACT 'T'
HARDIMONT ROAD EXTENSION
TRACT 'W'
TRACT 'V'
EXISTING WETLANDS
EXISTING FLOODWAY
PROPOSED 75' GREENWAY EASEMENT
50' NEUSE RIVER RIPARIAN BUFFER
EXISTING DUKE POWER EASEMENT TO BE RETIRED. ZONE 2 BUFFER TO BE RE-PLANTED PER UDO STANDARDS
SIX FORKS ROAD
COMPUTER DRIVE
QUAIL HOLLOW DRIVE
NAVAHO DRIVE

NOTES

1. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.

LEGEND

NEUSE RIVER RIPARIAN BUFFER

EXISTING WETLAND

PROPOSED PUBLIC STREET

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.

NC GRID (NAD 83)

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

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THE JOHN R. McADAMS COMPANY, INC.
2905 Meridian Parkway
Durham, North Carolina 27713
License No.: C-0293
(800) 733-5646 • McAdamsCo.com

McADAMS

REVISIONS:
1 2016-10-28 RESPONSE TO 1ST C.O.R. COMMENTS
2 2017-01-06 RESPONSE TO 2ND C.O.R. COMMENTS

DEVELOPER:
NHE MASTER DEVELOPER, LLC
C/O KANE REALTY CORPORATION
4321 LASSITER
AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II

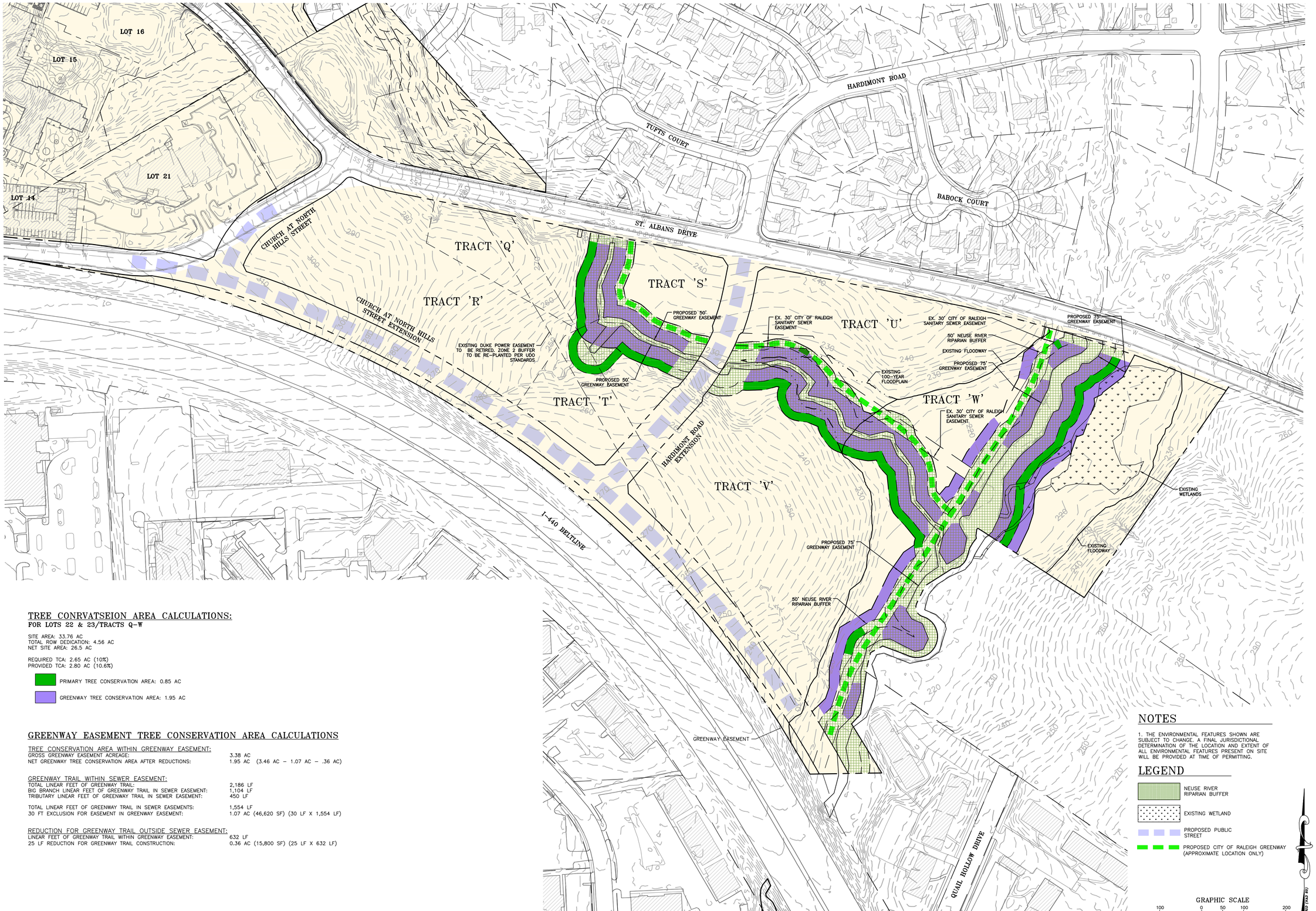
PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

OVERALL TREE CONSERVATION PLAN

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-TC1
CHECKED BY:	BOP
DRAWN BY:	CMV
SCALE:	1"=200'
DATE:	09-01-2016
SHEET NO.	P-7

McADAMS



TREE CONRVATSEION AREA CALCULATIONS:

FOR LOTS 22 & 23/TRACTS Q-W

SITE AREA: 33.76 AC
TOTAL ROW DEDICATION: 4.56 AC
NET SITE AREA: 26.5 AC

REQUIRED TCA: 2.65 AC (10%)
PROVIDED TCA: 2.80 AC (10.6%)

PRIMARY TREE CONSERVATION AREA: 0.85 AC

GREENWAY TREE CONSERVATION AREA: 1.95 AC

GREENWAY EASEMENT TREE CONSERVATION AREA CALCULATIONS

TREE CONSERVATION AREA WITHIN GREENWAY EASEMENT:

GROSS GREENWAY EASEMENT ACREAGE:	3.38 AC
NET GREENWAY TREE CONSERVATION AREA AFTER REDUCTIONS:	1.95 AC (3.46 AC – 1.07 AC – .36 AC)

GREENWAY TRAIL WITHIN SEWER EASEMENT:

TOTAL LINEAR FEET OF GREENWAY TRAIL:	2,186 LF
BIG BRANCH LINEAR FEET OF GREENWAY TRAIL IN SEWER EASEMENT:	1,104 LF
TRIBUTARY LINEAR FEET OF GREENWAY TRAIL IN SEWER EASEMENT:	450 LF
TOTAL LINEAR FEET OF GREENWAY TRAIL IN SEWER EASEMENTS:	1,554 LF
30 FT EXCLUSION FOR EASEMENT IN GREENWAY EASEMENT:	1.07 AC (46,620 SF) (30 LF X 1,554 LF)

REDUCTION FOR GREENWAY TRAIL OUTSIDE SEWER EASEMENT:

LINEAR FEET OF GREENWAY TRAIL WITHIN GREENWAY EASEMENT:	632 LF
25 LF REDUCTION FOR GREENWAY TRAIL CONSTRUCTION:	0.36 AC (15,800 SF) (25 LF X 632 LF)

NOTES

1. THE ENVIRONMENTAL FEATURES SHOWN ARE SUBJECT TO CHANGE. A FINAL JURISDICTIONAL DETERMINATION OF THE LOCATION AND EXTENT OF ALL ENVIRONMENTAL FEATURES PRESENT ON SITE WILL BE PROVIDED AT TIME OF PERMITTING.

LEGEND

- NEUSE RIVER RIPARIAN BUFFER
- EXISTING WETLAND
- PROPOSED PUBLIC STREET
- PROPOSED CITY OF RALEIGH GREENWAY (APPROXIMATE LOCATION ONLY)

GRAPHIC SCALE
100 0 50 100 200
1 inch = 100 ft.

NC GRID (NAD 83)

PRELIMINARY DRAWING – NOT RELEASED FOR CONSTRUCTION

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AT NORTH HILLS AVE SUITE 250
RALEIGH, NC 27609

NORTH HILLS EAST II

PD/MASTER PLAN

RALEIGH, NORTH CAROLINA

TREE CONSERVATION PLAN

PROJECT NO.	KAN-16010
FILENAME:	KAN16010-PD-TC2
CHECKED BY:	BOP
DRAWN BY:	RAD
SCALE:	1"=100'
DATE:	09-01-2016
SHEET NO.	P-8

McADAMS

X:\Projects\KAN\KAN-16010\Land\Master - Construction\Current Drawings\KAN16010-Master-TC2.dwg, 1/6/2017 11:37:54 AM, Vongron, Michael

KEY:
- EXISTING
- RESIDENTIAL
- OFFICE
- PARKING

*Buildings outside of project limits are not exact representations of new construction, but are shown within height requirements as prescribed by zoning.

MASTER PLAN (MP-3-2016)

NORTH HILLS EAST

PROPOSED PLANNED DEVELOPMENT DISTRICT

± 84.29 ACRES
NORTH HILLS EAST

DEVELOPER:

Kane Realty Corporation

CONSULTANTS:

Morningstar Law Group, L.L.P.

John R. McAdams Co. - Land Planning and Civil Engineers

Kimley-Horn and Associates, Inc. – Transportation

Original Submittal Date December 1, 2005
First Resubmittal Date February 15, 2006
Second Resubmittal Date April 20, 2006
Third Resubmittal Date May 31, 2006
Fourth Resubmittal Date June 29, 2006
Fifth Resubmittal Date August 3, 2006
Sixth Resubmittal Date August 25, 2006
Seventh Resubmittal Date September 7, 2006
Eighth Version Approved by City Council September 14, 2006
Amendment to Add Land Dated December 19, 2008
First Resubmittal Dated February 12, 2009
Second Resubmittal Dated April 2, 2009
Third Resubmittal Dated April 16, 2009
Fourth Resubmittal Dated May 4, 2009
Fifth Resubmittal Dated May 29, 2009
Sixth Version Approved by City Council June 2, 2009
Amendment to Add Land Dated September 1, 2016

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VICINITY MAP

SUMMARY INFORMATION

A. Name of Development: North Hills East

B. Name of Owners: See attached List of Property Owners

C. Applicant:

Kane Realty Corporation
c/o Greg Kuruc
4321 Lassiter at North Hills Avenue
Suite 250
Raleigh, NC 27609
919.719.5430
919.833.2473 (fax)
gkuruc@kanerealtycorp.com

D. Attorneys:

Mack Paul
Morningstar Law Group, L.L.P.
630 Davis Drive
Suite 200
Morrisville, NC 27560
Tel: 919.590.0377
mpaul@morningstarlawgroup.com

Michael Birch
Morningstar Law Group, L.L.P.
630 Davis Drive
Suite 200
Morrisville, NC 27560
Tel: 919.590.0388
mbirch@morningstarlawgroup.com

1. INTRODUCTION

This document and the accompanying exhibits submitted herewith (collectively, the "Master Plan") are provided pursuant to provisions of the Unified Development Ordinance (the "UDO") dealing with the Planned Development District ("PD") for North Hills East, a mixed-use community (the "Development") proposed by Kane Realty Corporation, the developer of the revitalized North Hills (the "Developer"). The Development will be a pedestrian-oriented, urban development with complementary residential, recreation, open space, office, retail and other commercial land uses (as those terms are utilized in the UDO) at densities appropriate to the location of the Development, market conditions, the nature of land uses in the vicinity, and the City's investment in existing infrastructure. Accordingly, subject to the express provisions of this Master Plan, uses proposed for this Development as described herein may be altered or eliminated.

2. LOCATION AND CONTEXT

The Master Plan for the Development addresses the development and redevelopment of approximately 84.29 acres located at the northeastern quadrant of the intersection of Six Forks Road and the 440 Beltline, bounded generally on the east by an existing water feature and St. Albans Drive (the "Property"). For a graphic depiction of the area to be rezoned, please refer to the existing conditions exhibit submitted with this Master Plan (the “Existing Conditions"). The Property is currently the site of a mixed use development under construction pursuant to an approved Rezoning (Z-16-06 and as amended by Z-22-09) and Master Plan (MP-6-05 and as amended by MP-4-08). The purpose of this Rezoning and Master Plan is to add additional land to the project (Tract Q, R, S, T, U, V and W), as well as to refine and clarify certain aspects of the previously approved Master Plan. The overall Trip Generation Budget contained in the original Master Plan is being converted into maximum build-out scenarios reflected in an updated traffic impact analysis.

The Property is within a City Growth Center. City Growth Centers provide significant opportunities for new residential and economic development and redevelopment. According to these aspects of the Comprehensive Plan, this area is targeted for high intensity urban development along the Six Forks Road non-residential thoroughfare.

To further these elements of the City's Comprehensive Plan, North Hills East will be a pedestrian oriented, mixed-use development providing a true live, work and shop environment. The Development will establish an urban character that will help foster an integrated community, linking urban residential and retail uses with conveniently located employment opportunities.

3. THE DEVELOPMENT CONCEPT

North Hills East will consist of twenty (20) development tracts and three (3) open space tracts. These tracts will be developed in a pedestrian friendly, mixed-use fashion designed to complement established commercial development in the vicinity, while also seeking to preserve the character of the adjacent Farrior Hills neighborhood located on the eastern side of St. Albans Drive. The proposed open space along the eastern boundary of the Property will serve as a convenient pedestrian connection to the Development, while also providing an effective transition between Farrior Hills and the more intense land uses proposed along the Six Forks Road thoroughfare. In addition, this transitional open space will provide an opportunity for a connection to the City of Raleigh Greenway System.

The Development will be served by an internal street network which will reduce the number of existing connections to Six Forks Road. At least fifty-one percent (51%) of the parking for the Development will be provided by parking structures to allow for higher intensity land uses on a more compact footprint.

A proposed Land Use Plan ("Land Use Plan" or "Development Plan") has been submitted with this Master Plan. It is intended to provide a general idea as to the development concept proposed by the Master Plan, but shall not be considered a literal depiction of the Development. Subject to open space areas and tree conservation areas, and the express limitations of this Master Plan, building dimensions (excluding heights) and orientation of structures to be built in the Development can be modified by the Developer.

4. LAND USES

In order to implement this Master Plan, all residential, public and institutional, office, and commercial land uses (as those terms are utilized in the UDO) will be permitted within the Development at densities appropriate to the location of the Development, the nature of adjoining and nearby land uses, and the City and State's investment in existing infrastructure. Further, all references to "retail" uses, as reflected in the Tract descriptions below and elsewhere in this Master Plan, shall include all commercial uses (as that term is used in the UDO), excluding office and hotel uses, which shall be treated separately for purposes of this Master Plan.

5. LAND USE DENSITY AND DESIGN CONTROL

Land use intensities for the Development are described in this Section 5 and in the North Hills East Maximum Height and Use Chart submitted with this Master Plan. Tract sizes, general building locations, along with maximum permitted building heights are shown on the Land Use Plan submitted with this Master Plan.

To guarantee the mixed use character of the Development, at full build-out, there shall be at least: (1) 200,000 square feet of office; (2) 120,000 square feet of retail; and (3) 400 residential dwelling units constructed within the Property subject to this Master Plan (the "Minimum Land Uses"). Compliance with this Minimum Land Use requirement shall be determined as follows: (1) certificates of occupancy for no more than 150,000 square feet of retail shall be issued prior to the issuance of building permits for development of one-third of the Minimum Land Uses; (2) certificates of occupancy for no more than 250,000 square feet of retail shall be issued prior to the issuance of building permits for development of two-thirds of the Minimum Land Uses; and (3) certificates of occupancy for no more than 350,000 square feet of retail shall be issued prior to the issuance of building permits for the development of the balance of the Minimum Land Uses.

The maximum development intensity for each Tract shown on the Land Use Plan shall be:

A. Tract A

1. **Uses and Density**. Tract A may be developed for up to 70,000 square feet of retail and 250 lodging units ***and*** ***either***: (i) 350,000 square feet of office; (ii) 500 residential dwelling units; or (iii) 250 residential dwelling units and 200,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract A shall be limited to 300 feet in height.

B. Tract B

1. **Uses and Density**. Tract B may be developed for up to: 50,000 square feet of retail, 200 lodging units and 200 residential dwelling units. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract B shall be limited to 260 feet in height.

C. Tract C

1. **Uses and Density**. Tract C may be developed for up to: 40,000 square feet of retail; 100 residential dwelling units; and 300,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract C shall be limited to 305 feet in height.

D. Tract D

1. **Uses and Density**. Tract D may be developed for up to: 50,000 square feet of retail and 400 residential dwelling units. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located within Tract D shall be limited to 270 feet in height.

E. Tract E

1. **Uses and Density**. Tract E may be developed for up to 100,000 square feet of retail and 325 lodging units ***and*** ***either***: (i) 350 residential dwelling units and 500,000 square feet of office; (ii) 1,800 residential dwelling units; or (iii) 800 residential dwelling units and 300,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract E shall be limited to 365 feet in height.

F. Tract F

1. **Uses and Densities**. Tract F may be developed for up to 70,000 square feet of retail, 325 lodging units ***and*** ***either***: (i) 900 residential dwelling units; (ii) 350,000 square feet of office; or (iii) 600 residential dwelling units and 250,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract F shall be limited to 295 feet in height.

G. Tract G

1. **Uses and Densities**. Tract G may be developed for up to 20,000 square feet of retail and up to 325 lodging units ***and*** ***either***: (i) 750 residential dwelling units; (ii) 350,000 square feet of office; or (iii) 300 residential dwelling units and 250,000 square feet of office. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract G shall be limited to 350 feet in height.

H. Tract H

1. **Uses and Densities**. Tract H may be developed for up to 10,000 square feet of retail and 100 residential dwelling units. Open space and/or recreational uses shall also be permitted. Buildings fronting along St. Albans Drive shall have residential facades.

2. **Building Height**. Buildings located in Tract H shall be limited to 100 feet in height.

I. Tract I

1. **Uses and Densities**. Tract I may be developed for up to 10,000 square feet of retail and 100 residential dwelling units. Open space and/or recreational uses shall also be permitted. Buildings fronting along St. Albans Drive shall have residential facades.

2. **Building Height**. Buildings located in Tract I shall be limited to 100 feet in height.

J. Tract J

1. **Uses and Densities**. Tract J may be developed for up to 80,000 square feet of retail and 150 residential dwelling units. Open space and/or recreational uses shall also be permitted. Buildings fronting along St. Albans Drive shall have residential facades.

2. **Building Height**. Buildings located in Tract J shall be limited to 100 feet in height.

K. Tract K

1. **Uses and Densities**. Tract K may be developed for up to 50,000 square feet of retail and up to 325 lodging units and 325 multifamily units. Open space and/or recreational uses shall also be permitted. Buildings fronting along St. Albans Drive shall have residential facades.

2. **Building Height**. Buildings located in Tract K shall be limited to 105 feet in height.

L. Tract L

1. **Uses and Densities**. Tract L may be developed for up to ***either***: (i) 20,000 square feet of retail and a congregate care facility containing 350 congregate units or (ii) 50,000 square feet of retail and 1,500 residential dwelling units or (iii) 50,000 square feet of retail and 1,500 congregate units. Open space and/or recreational uses shall also be permitted.

2. **Building Height**. Buildings located in Tract L shall be limited to 225 feet in height.

M. Tract M

1. **Uses and Densities**. Tract M shall be developed for those uses permitted within a City greenway, including without limitation, paved or unpaved greenway trails, picnic shelters, refuse containers and benches. Stormwater facilities may be located within City Greenways with the City's consent.

2. **Building Height**. Permitted structures shall not exceed 35 feet in height.

N. Tract N

1. **Uses and Densities**. Tract N may be developed for up to (i) 75,000 square feet of office, or (ii) 100,000 square feet of church use, or (iii) 100 residential units and 10,000 square feet of retail uses.

2. **Building Height**. Buildings located on Tract N shall be limited to 85 feet in height, except that a church steeple may be up to 200 feet in height.

O. Tract 0

1. **Uses and Densities**. Tract O may be developed for up to 25,000 square feet of retail ***and either***: (i) 100,000 square feet of office, (ii) 100,000 square feet of church use, (iii) 100 residential dwelling units, or (iv) 225 lodging units.

2. **Building Height**. Buildings located on Tract O shall be limited to 115 feet in height.

P. Tract P

1. **Uses and Densities**. Tract P shall be developed for uses permitted in a City Greenway and may also be used without limitation for paved or unpaved greenway trails, picnic shelters, refuse containers and benches. Stormwater facilities may be located within City Greenways with the City's consent.

2. **Building Height**. Permitted structures shall not exceed 45 feet in height.

Q. Tract Q

1. **Uses and Densities**. Tract Q may be developed for up to 15,000 square feet of retail and 200 residential dwelling units, and 225 lodging units.

2. **Building Height**. Buildings located on Tract Q shall be limited to 105 feet in height.

R. Tract R

1. **Uses and Densities**. Tract R may be developed for up to (i) 50,000 square feet of retail, 500 residential units and 300 lodging units, or (ii) 25,000 square feet of retail, 500 residential units, 200,000 square feet of office and 300 lodging units, or (iii) 500 residential dwelling units, 500,000 square feet of office and 300 lodging units.

2. **Building Height**. Building located on Tract R shall be limited to 165 feet in height.

S. Tract S

1. **Uses and Densities**. Tract S may be developed for up to 20,000 square feet of retail, 200 residential units and 200 congregate care.

2. **Building Height**. Buildings located on Tract S shall be limited to 90 feet in height.

T. Tract T

1. **Uses and Densities**. Tract T may be developed for up to (i) 525 residential units, 400,000 square feet of office and 225 lodging units, or (ii) 20,000 square feet of retail, 350 residential units, 400,000 square feet of office, and 225 lodging units, or (iii) 45,000 square feet of retail, 275 residential units, 400,000 square feet of office and 225 lodging units.

2. **Building Height**. Buildings located on Tract T shall be limited to 265 feet in height.

U. Tract U

1. **Uses and Densities**. Tract U may be developed for up to 25,000 square feet of retail, 300 residential units and 250 congregate care.

2. **Building Height**. Buildings located on Tract U shall be limited to 90 feet in height.

V. Tract V

1. **Uses and Densities**. Tract V may be developed for up to (i) 15,000 square feet of retail, 600 residential units, 425,000 square feet of office, and 200 lodging units, or (ii) 35,000 square feet of retail, 400 residential units, 425,000 square feet of office, and 200 lodging units or (iii) 50,000 square feet of retail, 275 residential units, 425,000 square feet of office and 200 lodging units.

2. **Building Height**. Buildings located on Tract V shall be limited to 265 feet in height.

W. Tract W

1. **Uses and Densities**. Tract W shall be developed for uses permitted in a City Greenway and may also be used without limitation for paved or unpaved greenway trails, picnic shelters, refuse containers and benches. Stormwater facilities may be located within City Greenways with the City's consent.

2. **Building Height**. Permitted structures shall not exceed 45 feet in height.

The final development intensity for this Master Plan shall not: (a) result in traffic generation that exceeds the total number of peak P.M. vehicle trips for the overall Development as reflected in the Trip Impact Analysis submitted with this Master Plan; (b) shall not violate the UDO; or (c) violate any term or condition of this Master Plan. In no event shall retail square footage permitted under this Master Plan exceed 450,000 square feet. The Maximum Intensity Per Use Chart shown on Plan Sheets C-3, P-2 and P-3 is attached as an exhibit to this Master Plan and incorporated herein.

6. STANDARDS AND CRITERIA APPLICABLE TO NORTH HILLS EAST

A. Building Height Justification

The building heights are reasonable and justified because this area is designated a City Growth Center within the Comprehensive Plan. Higher intensity land uses and a more urban form are called for within City Growth Centers. Further, given the development in the immediate area, including the First Citizens Building (formerly BTI Building), the proposed heights are consistent with the existing conditions. In addition, to achieve true urban densities, while providing adequate open space and a pedestrian-friendly environment, maximizing verticality is essential. Moreover, the proposed verticality will be compatible with existing development and provide an effective sound barrier for workers in the proposed office buildings, as well as residents in and around the Development by reducing the impact of traffic noise emanating from the I-440 Beltline and Six Forks Road.

Specifically, maximum building heights have been located such that there is a clear transition from the taller buildings along Six Forks Road to the shorter buildings along St. Albans Drive. Moreover, Tracts M and P create additional transition areas between the shortest buildings and the existing residences along the western edge of the project by providing a large public open space, where only recreational activities and associated structures can be built which do not exceed thirty-five (35) feet in height.

B. Protective Yards

1. Transitional Protective Yards.

No Transitional Protective Yards shall be required.

2. Street Protective Yards.

No Street Protective Yards shall be required.

C. Building Types and Setbacks

As shown in this Master Plan and accompanying plan sheets, and in furtherance of Urban Design Guidelines, the Developer shall be authorized to build structures, adjacent to public rights of way, rather than complying with the typical setback requirements of the UDO. There shall also be no minimum side or rear yard building setback required for buildings located on a private street or public street. Further, no minimum side or rear yard building setbacks shall be required as part of this Master Plan unless required by the State Building Code. Provided, however, no building shall be placed within a sight distance triangle easement. Notwithstanding the foregoing, any buildings situated on Tracts S and U shall have a minimum setback of 32’ from the existing back of curb of St. Alban’s Drive as of the date of this master plan approval.

D. Building Separation

Building separation shall be provided in compliance with the State Building Code.

E. Transportation

1. Traffic Impact Analysis.

Please refer to the Traffic Impact Analysis submitted with this Master Plan and incorporated herein.

2. Circulation Plan.

Please refer to the circulation plan submitted with this Master Plan (the "Preliminary Circulation Plan" and "Street and Block Plan"). An Access Point or Driveway is defined as a point of ingress and egress which may be a private driveway or public or private street. Separated points of ingress and egress are considered a single Access Point or Driveway when serving the same destination. The Applicant reserves the right to relocate and/or re-designate all public and private rights-of-way and Access Points shown on the Preliminary Circulation Plan, subject to the approval of the City of Raleigh Public Works Department, Planning Department and Development Services Department. Access to and from the public street system shall be limited to one Access Point on Six Forks Road, three Access Points on Dartmouth Road, 15 Access Points on St. Albans Drive, 11 Access Points on the public street segment of Church at North Hills Street and four Access Points on Hardimont Road Extension. Subject to the approval by the City of Raleigh, the Applicant reserves the right to increase or decrease the number of Access Points to the public street system shown on the Preliminary Circulation Plan. Any additional access points shall meet the minimum spacing requirements of the UDO.

At-grade pedestrian access to the development will be provided across Six Forks Road at the intersections of Six Forks Road and Dartmouth Road and Six Forks Road and Street A. Pedestrian push-buttons/signal heads and crosswalk striping will be provided at a minimum. Detailed crossing design and the potential for pedestrian refuges in the proposed median will be subject to the approval of all applicable governing bodies.

As an alternative to providing at-grade pedestrian crossings across and a median within Six Forks Road, the Applicant reserves the right to install a pedestrian bridge over Six Forks Road. The location, design and installation of this pedestrian bridge shall be subject to the approval of all applicable governing bodies. If the Applicant chooses to install a pedestrian bridge over Six Forks Road, then no at-grade crossings along Six Forks Road shall be required to be installed by the Applicant.

A pedestrian crossing will be constructed over the stream to allow for pedestrian access from Farrior Hills to the proposed development. This pedestrian crossing shall be constructed prior to the issuance of certificates of occupancy for 250,000 square feet of retail land uses permitted under this Master Plan.

Either an at-grade pedestrian crossing across Six Forks Road or a pedestrian bridge across Six Forks Road will be provided prior to the issuance of certificates of occupancy for 300,000 square feet of land uses permitted under this Master Plan.

3. Transit Easements and Transit Stops.

Please refer to Master Plan sheets C-4 and C-5 for dimensions and locations of existing transit easements and transit stops provided under this Master Plan. Further, a transit easement meeting City of Raleigh standards shall be provided along eastbound St. Alban's Drive east of the intersection at Church at North Hills Street. The final location of the easement shall be determined at the time of site review. The transit easement shall be improved per City of Raleigh standards.

Construction of any and all transportation improvements shown on the Preliminary Circulation Plan are expressly contingent upon the Applicant receiving all necessary approvals from any governing body having jurisdiction thereof.

F. Public Utilities

All public water and sewer facilities are available to the Development. The location of public water and sewer mains are shown on the preliminary utility plan submitted with this Master Plan ("Preliminary Utility Plan").

G. Open Space and Tree Conservation

1. Open Space.

A minimum of fifteen percent (15%) of the Development will be reserved as open space, which will include green spaces, Tree Conservation areas and plazas. Open space totals may, with the consent of the City Administration, be shifted or reallocated between Tracts within the Development.

2. Tree Conservation.

As shown on plan sheets TC-1 and TC-2 (in reference to MP-4-08) and P-7 and P-8, a minimum of ten percent (10%) tree conservation will be provided. The Tree Conservation standards as set out in Article 9.1 of the UDO shall be applied to the Property as a whole rather than on a Tract by Tract or lot by lot basis. All shifting of tree conservation areas will be shown on recorded subdivision plats. Perimeter tree preservation areas shall be defined with metes and bounds legal descriptions.

H. Vehicular Parking

Given the urban mixed-use, pedestrian friendly concepts of the Development, the parking requirements applicable to this Master Plan shall be reduced by 34% of required parking as set forth in the UDO. This reduction is justified in part because there will be public transportation available within the Development. Additionally, horizontal and vertical mixing of uses reduces the demand for parking in such developments. For additional justification, please refer to the Reduced Parking Scenario Matrix attached to this Master Plan, along with two letters submitted with this Master Plan from Kimley-Horn and Associates, dated May 31, 2006 and February 12, 2009, analyzing the justification for this parking reduction.

I. Compliance with Urban Design Guidelines

Please refer to the Urban Design Compliance Chart submitted with this Master Plan addressing the City's Urban Design Guidelines.

J. Phasing

North Hills East will be developed in phases primarily determined by market conditions, economic considerations, and matters determined as field engineering and surveying progress. A Preliminary Phasing Plan is attached to this Master Plan showing the general location of preliminary development phases for North Hills East. Notwithstanding this Preliminary Phasing Plan, including plan sheet P-3, any tract or phase within this Master Plan may be developed or reconfigured at any time subject to the provisions of the Code, and provided that all necessary infrastructure is in place to serve

such development. Further, retail phasing shall be determined based upon the requirements of TC-15-06 (73-TC-291).

K. Development Intensity

Developer shall provide a table showing overall North Hills East development intensity as a condition of building permit issuance. Once any one of the land uses reaches the intensity defined in Section 5 of this Master Plan, the Developer shall provide a trip assessment for staff to review. The trip assessment shall be signed and sealed by a professional engineer who is licensed to practice in North Carolina. The trip assessment shall include the following data:

I. Total volume of PM peak hour external trips permitted under master plan MP-4-2008 for North Hills East Revised (691 vehicles per hour entering, 1277 vehicles per hour exiting, or as amended by the Raleigh Planning Commission)
II. Total PM peak hour external trips resulting from Building Permits issued to date
III. Total PM peak hour external tips resulting from the Building Permit(s) under application
IV. Remainder of PM peak hour external trips permitted under master plan MP-4-2008

The trip assessment shall provide all information necessary for staff to conduct a thorough review including, but not limited to, classification of proposed land use, size of proposed land use, ITE Land Use Code, Internal Capture trips, Pass-by Capture trips, and New External trips. The Developer shall provide detailed calculations for all items listed above and for any other items requested by staff to complete its review. Building permits will not be issued until staff completes its review.

The development intensity for this Master Plan shall not exceed the land use intensities reflected in the maximum build-out scenarios located within the Traffic Impact Analysis submitted with Master Plan.

L. SHOD Yard

In lieu of the SHOD Yard along the 440 Beltline, a ten (10) foot high closed wall made of concrete, masonry or equivalent material shall be constructed in the general location shown on the Land Use Plan. Between this wall and the Interstate 440 right-of-way, and contingent upon a viability assessment by a certified arborist retained by the Developer and subsequent City of Raleigh concurrence that the plantings can be installed and survive within this given area, the Developer shall plant at least one (1) two-inch caliper tree per fifty (50) linear feet and at least four (4) shrubs per fifty (50) linear feet. The construction of this wall and the installation of this landscape material shall be contingent upon securing all necessary encroachment agreements and/or variances from the appropriate governing bodies when necessary. Notwithstanding the foregoing, the plan sheets related to Tracts R, T, V and W may prescribe an alternative treatment for the areas within Tracts R and T that replace the SHOD Yard along the 440 Beltline.

Upon redevelopment of Tract N, the following plantings shall be required within the public right-of-way of Church at North Hills Street where adjacent to Tract N and the Interstate 440 right-of-way. The required plantings are at least 3 shade trees, 2 understory trees and 8 shrubs meeting the characteristics of the UDO per 100 linear feet. These plantings shall be located solely adjacent to the Interstate 440 right-of-way and within the public right-of-way of Church at North Hills Street. The installation of this landscape material shall be (a) contingent upon securing all necessary encroachment agreements from the appropriate governing bodies, and (b) subject to the determination of a certified

arborist retained by the Developer and subsequent City of Raleigh concurrence that the required plantings can be installed and survive within the designated area. In order to satisfy the plantings required by this paragraph, the Developer may receive credit for the street plantings located on Tract N, and within the public right-of-way of Church at North Hills Street adjacent to Tract N.

M. Commercial Mixed Use District as Default and Impact of Future Code Amendments

To the extent this Master Plan and related Plan Sheets do not address a design standard or other regulated matter specifically, the standards and requirements for the City's Commercial Mixed Use ("CX") Zoning District in effect as of the date of final adoption of this Master Plan shall control. Further, after the date of final adoption of this Master Plan, should any provision of the Code applicable to the Development be revised such that said revision is less restrictive than what is permitted under this Master Plan, then, in that event, the Code shall control over this Master Plan.

N. Residential Density Transfer

The transfer of residential density among lots subject to the Master Plan shall be permitted subject to overall development maximums.

7. ALTERNATES REQUESTED PURSUANT TO UDO SECTION 4.7.2 AND REQUIRED ENCROACHMENTS

The elements of this Master Plan proposed as alternative means of compliance with respect to the provisions of the UDO, are as follows:

A. Street Section Designs

Due to the pedestrian oriented, urban mixed use character of North Hills East, the Applicant is seeking to utilize street sections as shown on the Street Section Plan and Street and Block Plan submitted with this Master Plan. These street sections will require the placement of plantings within the public right of way subject to entering into appropriate encroachment agreements with the City. Except as noted in C-4 and P-4, no reduction to standard street and sidewalk widths are being requested. Therefore, there shall be no impact to traffic flow of anticipated level of service.

B. Off-Street Parking Requirements

Off-street parking shall be as provided for in the Master Plan using a mixture of surface and structured parking; provided, however, at least fifty-one percent (51%) of the required parking shall be located in structured parking facilities. Reduced parking is justified under this Master Plan because of the urban mixed-use nature of the Development. The design of the Development will foster pedestrian circulation that will reduce the need for parking when combined with the mixed-use aspects of the Development. As further justification for the parking as provided in this Master Plan, please refer to the Reduced Parking Scenario Matrix attached to this Master Plan, along with two letters from Kimley-Horn and Associates, dated May 31, 2006 and February 12, 2009. The letters and the Reduced Parking Scenario Matrix justify a reduction of thirty-four (34) percent to the parking required by the UDO for the targeted intensities.

C. Vehicular Surface Areas

Due to the urban nature of the Development, the minimum planting area requirements in UDO Section 7.1.7 for interior islands and tree coverage required for vehicular surface areas shall not apply. The required tree plantings may be installed within irrigated planting areas that are less than 6' x 6' in size if the Developer uses structural soils in an area at least 36 square feet in size. Shrub plantings required for vehicular surface areas may be relocated throughout the Development.

D. Signage

The Sign Criteria submitted with this Master Plan are hereby established for this Development. Further, signs shall be permitted within the Development pursuant to this Master Plan regardless of setbacks and parcel size, provided that all other applicable UDO provisions are met.

E. SHOD

A ten (10) foot high closed wall, proposed in Section 6.L. above, may be located on either private property or within the public right-of-way, subject to securing all necessary encroachment agreements and/or variances from the appropriate governing bodies when necessary. Between this wall and Interstate 440, and contingent upon a viability assessment by a certified arborist retained by the Developer and subsequent City of Raleigh concurrence that the plantings can be installed and survive within this given area, the Developer shall plant at least one (1) two-inch caliper tree per fifty (50) linear feet and at least four (4) shrubs per fifty (50) linear feet. The installation of this landscape material shall be contingent upon securing all necessary encroachment agreements from the appropriate governing bodies when necessary. The areas within Tracts R, T, V and W that replace the SHOD Yard along the 440 Beltline will contain a minimum twenty (20) foot landscape buffer with at least 3 shade trees, 2 understory trees and 8 shrubs meeting the characteristics of the UDO per 100 linear feet.

Upon redevelopment of Tract N for any use other than a church use, the following plantings shall be required within the public right-of-way of Church at North Hills Street where adjacent to Tract N and the Interstate 440 right-of-way. The required plantings are at least 3 shade trees, 2 understory trees and 8 shrubs meeting the characteristics of the UDO per 100 linear feet. These plantings shall be located solely adjacent to the Interstate 440 right-of-way and within the public right-of-way of Church at North Hills Street. The installation of this landscape material shall be (a) contingent upon securing all necessary encroachment agreements from the appropriate governing bodies, and (b) subject to the determination of a certified arborist retained by the Developer and subsequent City of Raleigh concurrence that the required plantings can be installed and survive within the designated area. In order to satisfy the plantings required by this paragraph, the Developer may receive credit for the street plantings located on Tract N, and within the public right-of-way of Church at North Hills Street adjacent to Tract N.

F. Floor Plate Size

Given the built environment, building floor plate size above the 12th story shall have a maximum square footage of 35,000 within Tracts A, B, C, D, E, F, G, L, R, T, and V.

G. Building Step-back

Given the built environment and location of the development along I-440 freeway and a major thoroughfare, building step-back requirements shall only apply to buildings within Tracts, Q, S, U, and W, which are situated along St. Alban's Road. Building step-back requirements shall not apply to other tracts within the development.

H. Blank Wall Area

Given the built environment, maximum blank wall area standards shall not apply to Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P. Maximum blank wall area standards shall apply by building type to Tracts Q, R, S, T, U, V, and W in the development.

I. Transparency

Given the built environment, minimum ground story and upper story transparency requirements shall not apply to Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O and P. In addition, minimum ground story and upper story transparency requirements shall not apply to townhomes or apartment buildings within all tracts of the development. Minimum ground story and upper story transparency requirements shall apply to general buildings and mixed-use buildings only within Tracts Q, R, S, T, U, V, and W.

J. Ground Story Height

Given the built environment and topographical features, minimum ground floor story height shall be nine feet (9') for General Buildings and Mixed Use Buildings for all tracts in the development.

K. Ground Floor Elevation

Given the built environment and topographic features, there shall be no minimum ground floor elevation required by building type within all tracts of the development.

L. Outdoor Amenity Area

Given the built environment, there shall be no minimum outdoor amenity area for Tracts A, B, C, D, E. F, G, H, I, J, K, L, M, N, O, and P. Given the natural features of the site and amount of passive open space, there shall be a minimum 5% outdoor amenity area for Tracts Q, R, S, T, U, V and W.

M. Block Perimeter

Steep slopes, a freeway, waterways, preexisting development, tree conservation areas, stream buffers, and floodplain all exist within and adjacent to the project area. Accordingly, block perimeter standards shall be satisfied for the development based upon the existing and proposed (as conceptually shown on P-4) public and private street network. All private streets have a recorded public access easement.

8. AMENDMENTS AND REVISIONS

The Master Association or Declarant (during the Declarant Control Period) as set forth in the Master Declaration recorded in Book 12692, Page 209 of the Wake County Register of Deeds shall be authorized to unilaterally request an amendment or revision of the Master Plan and Exhibits thereto pursuant to this Paragraph 8.

OWNERS*

300 ST ALBANS DRIVE LLC
4500 DORR ST
TOLEDO OH 43615-4040
PIN: 1705-89-0396

4208 SIX FORKS ROAD LLC
KBS REALTY ADVISORS
PO BOX 28270
SANTA ANA CA 92799-8270
PIN: 1705-69-7712

ANDREWS, ALEX B HEIRS WACHOVIA BNK NA TR
U/W MABLE ANDREWS
PDS TAX SERVICE
PO BOX 13159
ARLINGTON TX 76094-0159
PIN: 1705-98-9505

BLACK SAPPHIRE C RALEIGH HOUSE 2014 INC
122 MARY ST GEORGE TOWN
PO BOX 709
GRAND CAYMAN KY1-1107
PIN: 1705-79-2562

CH REALTY V PARK & MARKET LLC
ASSET MGR - PARK & MARKET
3819 MAPLE AVE
DALLAS TX 75219-3913
PIN: 1705-79-0940

CHURCH OF THE APOSTLES OF RALEIGH
ATTN: PATRICK DOMINGUEZ
333 CHURCH AT NORTH HILLS ST
RALEIGH NC 27609-5177
PIN: 1705-89-5065

KANE CONCORD HOTEL EAST TWO LLC
11410 COMMON OAKS DR
RALEIGH NC 27614-7002
PIN: 1706-60-6148

MIDTOWN GREEN AT NORTH HILLS
CONDOMINIUM NHE TRACT H, LLC
KANE REALTY CORPORATION
PO BOX 19107
RALEIGH NC 27619-9107
PIN: 1705-79-6668

MIDTOWN GREEN REALTY COMPANY LLC
ATTN: ERIC D POLKOW
270 PARK AVE FL 7
NEW YORK NY 10017-7924
PIN: 1705-79-6668

MIDTOWN GREEN RETAIL OWNER LLC
KANE REALTY CORP
PO BOX 19107
RALEIGH NC 27619-9107
PIN: 1705-79-6668

NHE MIDTOWN PARK OWNER LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-79-4632

NHE MIDTOWN PARK PARK LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-79-6540

NHE OVERLOOK PARK OWNER LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-69-5996

NHE PARK CENTRAL APARTMENTS LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-79-5347

NHE PARKING LLC
KANE REALTY CORPORATION
PO BOX 19107
RALEIGH NC 27619-9107
PIN: 1705-79-6668

NHE TRACT A RESIDENTIAL LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1706-60-8216

NORTH HILLS EAST MASTER DEVELOPER LLC
C/O KANE REALTY CORP
PO BOX 19107
RALEIGH NC 27619-9107
PINs: 1705-69-5889, 1705-69-7809, 1705-79-0436, 1705-79-4136, 1705-79-8554, 1705-79-9808, 1705-89-4366, 1705-89-7196, 1705-99-1204

NORTH HILLS TOWER II LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1706-60-4182

ST ALBANS LLC
PO BOX 30546
RALEIGH NC 27622-0546
PIN: 1705-98-1738

PARK & MARKET AT NORTH HILLS OWNRS ASSOC
KANE REALTY CORP
PO BOX 19107
RALEIGH NC 27619-9107
PIN: 1705-79-0940

PARK & MARKET OWNER LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PINs: 1705-79-0940, 1705-79-0940, 1705-79-0940

SMNHC, LLC
4321 LASSITER AT NORTH HILLS AVE STE 250
RALEIGH NC 27609-5782
PIN: 1705-79-9075

_____

*Property Owners all c/o Kane Realty Corporation, c/o Greg Kuruc, 4321 Lassiter at North Hills Avenue, Suite 250, Raleigh, NC 27609

Uniform Sign Criteria
8/30/2016

North Hills East
Uniform Sign Criteria

I. General Requirements

a. The character, design, and layout of all signs shall be subject to review and approval by an architectural review board association (the "Association") and may be approved if the sign in question complies with the criteria set forth in this document. All sign classifications in this document shall be as defined in the City of Raleigh Unified Development Ordinance ("UDO"). Sign Area shall be as defined in the UDO

b. Owner of North Hills East shall establish an entity to review and approve sign permit applications and is to track the allocated square footage of sign area and report when directed by the City of Raleigh Staff Administration at the time of each application:

Kane Realty Corporation
c/o Sarah Stone
4321 Lassiter at N. Hills Ave., Suite 250
Raleigh, NC 27609

c. Any signs or issues not referred to in this document shall be governed by the UDO

d. All signs, regardless of category, shall comply with the following requirements:

i. Signs, symbols, or trademarks must have approval by the Association.

ii. Applicants shall submit elevations and shop drawings to the Association for approval. Drawings must show size of all letters, spacing, materials, mounting methods, and overall sign dimensions. No signs shall be placed in final position without the approval of the Association.

e. Association shall submit a written Unified Sign Criteria for staff approval from the City of Raleigh as required for Multi-establishment developments (b) through (d) before receiving sign permits for North Hills East.

i. Tenants/Owner signs may include differing scripts subject to approval by Association and in accordance with the Unity of Development requirements of the UDO

f. The term "Use" shall refer to a user-type of building space. Uses include, but are not limited to retail, office, and residential.

g. Signs shall fall within the following general categories subject to approval by the Association.

i. Exterior – Signs that are located in the shaded area on Attachment A, and can be seen from a public roadway.

1. Freestanding Signs (i.e. - Ground Signs, Tract ID Signs, Directional/Way-finding Signs, and Banner Signs)
2. Tenant/Owner Signs (i.e. – wall signs, storefront signs, fascia signs, etc. for Commercial, Office, Residential, and other Uses).

ii. Interior – Any sign that is not categorized as exterior. These signs will not be counted towards the allotment of sign square footage in project.

iii. Address – Signs used to mark the physical address of a building. These signs are to be regulated by Fire Department and other emergency department code and are not to be counted towards the allotment of sign square footage in the project. Lettering for addressing that is over 10 inches will be counted towards the total allowable sign area of the site per section) 7.3 of the UDO.

h. Sign area calculations

i. Total allowable sign area square footage shall not be calculated for each "Use" because:

1. Ground signage shall be transferred as extra allowable signage above and beyond normal commercial allowable maximums established in UDO Section 7.3 Maximum Signage for awning, marquee, and canopy signs; directory signs; product and information signs; projecting signs; tract identification signs; wall signs; windblown signs:

ii. The amount of ground sign square footage within the entire North Hills East Development shall be based upon 75 square feet for each 200 linear feet of public roadway frontage in the project, defined below, and as described in UDO section 4.7.3 (b)

1. This amount is subject to change based on the actual amount of public roadway frontage as each phase is developed.
2. Public roadway frontage shall refer to the property in the North Hills East Development that is adjacent to a public roadway. A public roadway would have frontage on both sides of the Right of Way if it is interior to the site.
    a. The public roadway frontage in this project is 13,307 linear feet (includes Dartmouth, Six Forks, I-440, Hardimont extension and 1.5 * St. Albans)
    b. This roadway frontage calculates to 4,988square feet of signage.

iii. Transferred signage from ground signage may be used at Association's sole discretion anywhere in PDD district, including but not limited to landlord signage, signage for establishments in a premise without direct grade level public access, building ID wall signage, and additional signage beyond established maximums per establishment.

i. Exterior sign colors

   i. Exterior signs may include the four (4) colors in the subsection following. These colors may be altered by Association with staff approval from the City of Raleigh.

      1. Black
      2. White
      3. Dark Bronze, Pantone 447C (or equivalent)
      4. Polished Stainless (#6, #7, or #8) (or equivalent)

   ii. Federal and State registered trademarks may employ additional colors with Association approval.

j. For exterior awning, marquee, and canopy signs; directory signs,; product and information signs; projecting signs; tract identification signs; wall signs; windblown signs:

   i. Maximum allowable sign area, size, and/or height shall be increased, at Assocation's discretion, up to, but no more than 100% from the maximums established in Section 7.3 for that sign type

      1. Tract Identification Sign Dimensions:

         i. Maximum extremity or structure height shall not exceed twelve (12) feet.

         ii. Area of copy shall not exceed thirty-two (32) square inches or seven (7) feet in height.

      2. Other signs listed in section j (above) will have maximums calculated in a similar manner to Tract Identification Signs, as listed specifically above in section 1.

k. All approved exterior signs shall be fabricated and installed in compliance with all applicable building codes, building warranties, applicable City of Raleigh Sign Ordinances, and the North Hills East Unified Sign Criteria.

l. Temporary signs shall not be installed without written approval of Association. Exterior temporary signs require Association approval and a City of Raleigh sign permit. Proof of permit to the Association is required prior to exterior temporary sign installation.

m. The Association reserves the right to make amendments to this document at any time. Any revision must have staff approval by the City of Raleigh.

n. Sign lighting is encouraged and may be used where location and lighting means are approved by Association. All applicable electrical permits are to be secured prior to sign installation.

o. Ground Signs

   i. There is no minimum setback requirement for buildings and structures to have a ground sign.

ii. Ground signs must comply with the provisions of UDO dealing with *ground medium profile signs* as set forth in section 7.3.9

II. Tenant/Owner signs

a. All Tenants and Owners are to obtain Detailed Sign Criteria guidelines from Association before submitting for approval.

b. All Tenants and Owners are to obtain approval from Association before applying with the City of Raleigh for sign permits. City of Raleigh permits are required for all exterior signs. Tenants are required to submit a permit copy to Association prior to sign installation.

c. Specific Sign Regulations

i. Wall signs

1. More than one (1) wall sign may be erected within a Premise's area provided the total maximum area established by ASSOCIATION in accordance with I. (f) in this Unified Sign Criteria is not exceeded.

2. An exterior wall sign affixed to a covered pedestrian walkway, as are all signs in the North Hills East, shall be limited to the same colors as all other exterior signs.

ii. Projecting signs

1. Each premise may display one (1) projecting sign on each street frontage.

2. Projecting signs shall maintain a clear height of eighty (108) inches above the ground.

iii. Awning, Marquee, and Canopy Signs

1. Awning, Marquee and Canopy Signs are permitted throughout the North Hills East Development

2. Awnings and marquees which extend into a public Right of Way must obtain an encroachment agreement.

iv. Animated signs

1. Animated signs must be interior to the site.

d. The Association reserves the right to reject any proposals for signs within the North Hills East development (the property subject to this zoning ordinance).

III. Notwithstanding the foregoing, the Applicant intends to seek modifications and/or additions to this Uniform Sign Criteria from the Raleigh Board of Adjustment that are not reflected in this Master Plan. The purpose of these changes will be to create unity of design between the existing North Hills and the proposed North Hills East.

Uniform Sign Criteria
~~9/18/2007~~8/30/2016

North Hills East
Uniform Sign Criteria

I. General Requirements

a. The character, design, and layout of all signs shall be subject to review and approval by an architectural review board association (the "Association") and may be approved if the sign in question complies with the criteria set forth in this document. All sign classifications in this document shall be as defined in the ~~Raleigh City Code~~City of Raleigh Unified Development Ordinance ("UDO"). Sign Area shall be as defined in the ~~Raleigh City Code.~~UDO

b. Owner of North Hills East shall establish an entity to review and approve sign permit applications and is to track the allocated square footage of sign area and report when directed by the City of Raleigh Staff Administration at the time of each application:

Kane Realty Corporation
c/o Sarah Stone
4321 Lassiter at N. Hills Ave., Suite 250
Raleigh, NC 27609

c. Any signs or issues not referred to in this document shall be governed by ~~Raleigh City Code.~~the UDO

d. All signs, regardless of category, shall comply with the following requirements:

i. Signs, symbols, or trademarks must have approval by the Association.

ii. Applicants shall submit elevations and shop drawings to the Association for approval. Drawings must show size of all letters, spacing, materials, mounting methods, and overall sign dimensions. No signs shall be placed in final position without the approval of the Association.

e. Association shall submit a written Unified Sign Criteria for staff approval from the City of Raleigh as required for Multi-establishment developments (b) through (d) before receiving sign permits for North Hills East.

i. Tenants/Owner signs may include differing scripts subject to approval by Association and in accordance with the Unity of Development requirements of the ~~City Code.~~UDO

f. The term "Use" shall refer to a user-type of building space. Uses include, but are not limited to retail, office, and residential.

g. Signs shall fall within the following general categories subject to approval by the Association.

i. Exterior – Signs that are located in the shaded area on Attachment A, and can be seen from a public roadway.

1. Freestanding Signs (i.e. - Ground Signs, Tract ID Signs, Directional/Way-finding Signs, and Banner Signs)
2. Tenant/Owner Signs (i.e. – wall signs, storefront signs, fascia signs, etc. for Commercial, Office, Residential, and other Uses).

ii. Interior – Any sign that is not categorized as exterior. These signs will not be counted towards the allotment of sign square footage in project.

iii. Address – Signs used to mark the physical address of a building. These signs are to be regulated by Fire Department and other emergency department code and are not to be counted towards the allotment of sign square footage in the project. Lettering for addressing that is over 10 inches will be counted towards the total allowable sign area of the site per section ~~10-2033.1 (f)~~ 7.3 of the ~~Raleigh City Ordinance~~UDO.

h. Sign area calculations

i. Total allowable sign area square footage shall not be calculated for each "Use" because:

1. Ground signage shall be transferred as extra allowable signage above and beyond normal commercial allowable maximums established in ~~Section 10-2083.1 (h)~~UDO Section 7.3 Maximum Signage for awning, marquee, and canopy signs; directory signs; product and information signs; projecting signs; tract identification signs; wall signs; windblown signs:

~~1.~~ii. The amount of ground sign square footage within the entire North Hills East Development shall be based upon 75 square feet for each 200 linear feet of public roadway frontage in the project, defined below, and as described in ~~Raleigh code~~UDO section 4.7.3 (b)~~1-2083.1 (b) *Planned Development Conditional Use Overlay District* subsections (c) and (i)(3).~~

Formatted: Bullets and Numbering

1. This amount is subject to change based on the actual amount of public roadway frontage as each phase is developed.
2. Public roadway frontage shall refer to the property in the North Hills East Development that is adjacent to a public roadway. A public roadway would have frontage on both sides of the Right of Way if it is interior to the site.
    a. The public roadway frontage in this project is ~~6,187~~13,307 linear feet (includes Dartmouth, Six Forks, I-440, Hardimont extension and 1.5 * St. Albans)
    b. This roadway frontage calculates to ~~2,320~~ 4,988square feet of signage.

iii. Transferred signage from ground signage may be used at Association's sole discretion anywhere in PDD district, including but not limited to landlord signage, signage for establishments in a premise without direct

grade level public access, building ID wall signage, and additional signage beyond established maximums per establishment.

i. Exterior sign colors

   i. Exterior signs may include the four (4) colors in the subsection following. These colors may be altered by Association with staff approval from the City of Raleigh.

      1. Black
      2. White
      3. Dark Bronze, Pantone 447C (or equivalent)
      4. Polished Stainless (#6, #7, or #8) (or equivalent)

   ii. Federal and State registered trademarks may employ additional colors with Association approval.

j. For exterior awning, marquee, and canopy signs; directory signs,; product and information signs; projecting signs; tract identification signs; wall signs; windblown signs:

   i. Maximum allowable sign area, size, and/or height shall be increased, at Assocation's discretion, up to, but no more than 100% from the maximums established in Section ~~10-2083.2~~ 7.3 for that sign type

      1. Tract Identification Sign Dimensions:

         i. Maximum extremity or structure height shall not exceed twelve (12) feet.

         ii. Area of copy shall not exceed thirty-two (32) square inches or seven (7) feet in height.

      2. Other signs listed in section j (above) will have maximums calculated in a similar manner to Tract Identification Signs, as listed specifically above in section 1.

k. All approved exterior signs shall be fabricated and installed in compliance with all applicable building codes, building warranties, applicable City of Raleigh Sign Ordinances, and the North Hills East Unified Sign Criteria.

l. Temporary signs shall not be installed without written approval of Association. Exterior temporary signs require Association approval and a City of Raleigh sign permit. Proof of permit to the Association is required prior to exterior temporary sign installation.

m. The Association reserves the right to make amendments to this document at any time. Any revision must have staff approval by the City of Raleigh.

n. Sign lighting is encouraged and may be used where location and lighting means are approved by Association. All applicable electrical permits are to be secured prior to sign installation.

o. Ground Signs

i. There is no minimum setback requirement for buildings and structures to have a ground sign.

ii. Ground signs must comply with the provisions of ~~City of Raleigh Code~~UDO dealing with *ground medium profile signs* as set forth in ~~Code~~ section ~~10-2083.2, 12/99 (numbers 3-9).~~7.3.9

II. Tenant/Owner signs

a. All Tenants and Owners are to obtain Detailed Sign Criteria guidelines from Association before submitting for approval.

b. All Tenants and Owners are to obtain approval from Association before applying with the City of Raleigh for sign permits. City of Raleigh permits are required for all exterior signs. Tenants are required to submit a permit copy to Association prior to sign installation.

c. Specific Sign Regulations

i. Wall signs

1. More than one (1) wall sign may be erected within a Premise's area provided the total maximum area established by ASSOCIATION in accordance with I. (f) in this Unified Sign Criteria is not exceeded.

2. An exterior wall sign affixed to a covered pedestrian walkway, as are all signs in the North Hills East, shall be limited to the same colors as all other exterior signs.

ii. Projecting signs

1. Each premise may display one (1) projecting sign on each street frontage.

2. Projecting signs shall maintain a clear height of eighty (108) inches above the ground.

iii. Awning, Marquee, and Canopy Signs

1. Awning, Marquee and Canopy Signs are permitted throughout the North Hills East Development

2. Awnings and marquees which extend into a public Right of Way must obtain an encroachment agreement.

iv. Animated signs

1. Animated signs must be interior to the site.

d. The Association reserves the right to reject any proposals for signs within the North Hills East development (the property subject to this zoning ordinance).

III. Notwithstanding the foregoing, the Applicant intends to seek modifications and/or additions to this Uniform Sign Criteria from the Raleigh Board of Adjustment that are not reflected in this Master Plan. The purpose of these changes will be to create unity of design between the existing North Hills and the proposed North Hills East.

Kimley-Horn
and Associates, Inc.

P.O. Box 33068
Raleigh, North Carolina
27636-3068

February 12, 2009

Mr. Eric Hodge
Development Plans Review Center
City of Raleigh - One Exchange Plaza
219 Fayetteville Street Mall, 3rd Floor
Raleigh, North Carolina 27601

Re: North Hills Mixed Use Development
Parking Analysis – Shared Parking Calculation
Raleigh, North Carolina

Dear Mr. Hodge:

Kimley-Horn and Associates, Inc. previously submitted a shared parking analysis letter on May 31, 2006 related to the North Hills Mixed Use Development in Raleigh, North Carolina. Due to proposed changes to the master plan area, we have reanalyzed the shared parking calculations and the new calculations are shown in Table 1 below.

North Hills Mixed Use Development
Table 1: Shared Parking
December (Peak Hour 2:00 PM)

Land Use	Intensity	Parking Requirement (spaces)
Office	963,500 s.f.	1,775
Retail	280,000 s.f.	1,134
Residential	1,400 d.u.	1,226
Hotel	210 rooms	70
	Total	4,205

The shared parking demand of 4,205 spaces listed in Table 1 represents a reduction of approximately 43% from the parking required by Raleigh City Code. The original recommendation of a 34% reduction for this development remains a conservative and reasonable reduction for this development.

TEL 919 677 2000
FAX 919 677 2050

Kimley-Horn
and Associates, Inc.

Please feel free to contact me with questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

NORTH CAROLINA PROFESSIONAL SEAL 032607 ENGINEER STACIE L. PHILLIPS

Stacie L. Phillips, P.E.
Project Engineer

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Kimley-Horn
and Associates, Inc.

PO Box 33068
Raleigh, North Carolina
27636-3068

May 31, 2006

Mr. Eric Hodge
Development Plans Review Center
City of Raleigh - One Exchange Plaza
219 Fayetteville Street Mall, 3rd Floor
Raleigh, North Carolina 27601

Re: North Hills Mixed Use Development
Parking Analysis – Shared Parking Calculation
Raleigh, North Carolina

Dear Mr. Hodge:

Kimley-Horn and Associates, Inc. has been retained to perform parking analysis for the North Hills Mixed Use Development in Raleigh, North Carolina. Parking requirements for the development were based on the land uses submitted in the *North Hills Mixed Use Development Traffic Impact Analysis* (Kimley-Horn and Associates, Inc., September 2005). This letter summarizes our calculations and findings.

It is estimated that Raleigh City Code would require approximately 7,294 parking spaces as shown in Table 1. A detailed parking requirement worksheet is attached.

North Hills Mixed Use Development
Table 1: Raleigh City Code

Land Use	Intensity	Parking Requirement (spaces)
Office	950,000 s.f.	3,164
Retail	280,000 s.f.	1,120
Residential	1,400 d.u.	2,800
Hotel	210 rooms	210
	Total	7,294

Alternate means of compliance are proposed based on published parking rates and variation of occupancy by time-of-day and use. The hourly variations of occupancy allow the different land uses within a mixed-use development to share the supplied parking spaces. In addition, the North Hills Mixed Use Development is similar to other developments in the City that are located within Pedestrian Overlay Districts, which allow a 45% reduction in commercial parking requirements.

TEL 919 677 2000
FAX 919 677 2050

Kimley-Horn
and Associates, Inc.

Please feel free to contact me with questions or comments.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

NORTH CAROLINA PROFESSIONAL SEAL 28496 ENGINEER ROBERT A ROSS

Robert A. Ross, P.E.
Project Manager

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Table 1

Parking Required (ITE Rates & Temporal Distribution)

5/30/06

North Hills Mixed Use Development - Base Scenario

Max Rate: Spaces per Unit	1 84	4 05	1.46	0 84	Development Requirements
Land use	000sf	000sf	DU	Rooms	
	950	280	1400	210	
Month of Highest Demand: December	100%	100%	100%	48%	
Hour of Day	Office	Retail	Residential	Hotel Guest Rooms	Total by Hour
6am	53	0	2,044	85	2,182
7am	350	102	1,778	81	2,311
8am	1,191	181	1,615	77	3,064
9am	1,576	703	1,492	74	3,845
10am	1,681	726	1,390	70	3,867
11am	1,664	1,032	1,206	85	3,987
12noon	1,646	986	1,226	83	3,941
1pm	1,681	952	1,206	77	3,916
2pm	1,752	1,134	1,226	70	4,182
3pm	1,734	1,077	1,247	60	4,118
4pm	1,611	964	1,349	60	3,984
5pm	1,086	1,032	1,574	56	3,748
6pm	403	1,088	1,737	62	3,290
7pm	123	1,077	1,921	69	3,190
8pm	123	794	1,962	67	2,946
9pm	53	476	2,003	68	2,600
10pm	53	113	2,024	68	2,258
11pm	0	147	2,044	85	2,276
12midnight	0	0	2,044	85	2,129

43%

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Table 2
North Hills Mixed Use Development
Parking Spaces Required - Base Scenario
5/30/2006

Use	Units	Number	Raleigh City Code	
			Spaces per Unit	Spaces Required
Hotel	Rooms	210	1	210
Residential	Units	1400	2	2,800
Retail	1,000 SF	280.0	4	1,120
Office	1,000 SF	950.0	3.33	3,164
Total Parking Spaces Required				7,294

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Table 1

Parking Required (ITE Rates & Temporal Distribution)

5/30/06

North Hills Mixed Use Development

Maximize Residential Land Use

Max Rate: Spaces per Unit	2.27	4.62	1.46	Development Requirements
Land use	000sf	000sf	DU	
	200	120	4,605	
Month of Highest Demand: December	100%	100%	100%	
Hour of Day	Office	Retail	Residential	Total by Hour
6am	14	0	6,840	6,854
7am	91	50	5,951	6,092
8am	309	89	5,404	5,802
9am	409	344	4,993	5,746
10am	436	355	4,651	5,442
11am	431	506	4,036	4,972
12noon	427	482	4,104	5,013
1pm	436	466	4,036	4,938
2pm	454	554	4,104	5,112
3pm	449	527	4,172	5,148
4pm	418	471	4,514	5,403
5pm	281	505	5,267	6,053
6pm	104	532	5,814	6,450
7pm	32	527	6,430	6,989
8pm	32	388	6,566	6,986
9pm	14	233	6,703	6,950
10pm	14	55	6,772	6,841
11pm	0	72	6,840	6,912
12midnight	0	0	6,840	6,840

34%

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Table 2

North Hills Mixed Use Development

Parking Spaces Required - Maximize Residential Land Use

5/30/2006

Use	Units	Number	Raleigh City Code	
			Spaces per Unit	Spaces Required
Residential	Units	4685	2	9,370
Retail	1,000 SF	120.0	4	480
Office	1,000 SF	200.0	3.33	666
Total Parking Spaces Required				10,516

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Table 1

Parking Required (ITE Rates & Temporal Distribution)

5/30/06

North Hills Mixed Use Development

Maximize Office Land Use

Max Rate: Spaces per Unit	1.80	4.62	1.46	Development Requirements
Land use	000sf	000sf	DU	
	1,490	120	400	
Month of Highest Demand: December	100%	100%	100%	
Hour of Day	Office	Retail	Residential	Total by Hour
6am	81	0	584	665
7am	537	50	508	1,095
8am	1,826	89	461	2,376
9am	2,417	344	426	3,187
10am	2,578	355	397	3,330
11am	2,551	505	345	3,401
12noon	2,525	482	350	3,357
1pm	2,578	466	345	3,389
2pm	2,686	554	350	3,590
3pm	2,669	527	356	3,542
4pm	2,471	471	385	3,327
5pm	1,665	506	450	2,620
6pm	618	532	496	1,646
7pm	188	527	549	1,264
8pm	188	388	561	1,137
9pm	81	233	572	886
10pm	81	55	578	714
11pm	0	72	584	656
12midnight	0	0	584	584

42%

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Table 2

North Hills Mixed Use Development

Parking Spaces Required - Maximize Office Land Use

5/30/2006

Use	Units	Number	Raleigh City Code	
			Spaces per Unit	Spaces Required
Residential	Units	400	2	800
Retail	1,000 SF	120.0	4	480
Office	1,000 SF	1490.0	3.33	4,962
Total Parking Spaces Required				6,242

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Table 1

Parking Required (ITE Rates & Temporal Distribution)

5/30/06

North Hills Mixed Use Development

Maximize Retail Land Use

Max Rate: Spaces per Unit	2.27	3.80	1.46	Development Requirements
	000sf	000sf	DU	
Land use	200	674	1,981	
Month of Highest Demand: December	100%	100%	100%	
Hour of Day	Office	Retail	Residential	Total by Hour
6am	14	0	2,892	2,906
7am	91	230	2,516	2,837
8am	309	410	2,285	3,004
9am	409	1,587	2,111	4,107
10am	436	1,638	1,967	4,041
11am	431	2,329	1,706	4,466
12noon	427	2,227	1,735	4,389
1pm	436	2,150	1,706	4,292
2pm	454	2,560	1,735	4,749
3pm	449	2,432	1,764	4,645
4pm	418	2,176	1,909	4,503
5pm	281	2,329	2,227	4,837
6pm	104	2,457	2,458	5,019
7pm	32	2,432	2,719	5,183
8pm	32	1,792	2,777	4,601
9pm	14	1,075	2,834	3,923
10pm	14	266	2,863	3,133
11pm	0	333	2,892	3,225
12mldnight	0	0	2,892	2,892

35%

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Table 2

North Hills Mixed Use Development

Parking Spaces Required - Maximize Retail Land Use

5/30/2006

Use	Units	Number	Raleigh City Code	
			Spaces per Unit	Spaces Required
	Units	1981	2	3,962
Residential	1,000 SF	674.0	4	2,696
Retail	1,000 SF	200.0	3.33	666
Office				
				7,324
Total Parking Spaces Required				

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KANE
REALTY CORPORATION

4321 Lassiter at North Hills Avenue
Suite 250, Raleigh, NC 27609
(919) 833-7755 | KaneRealtyCorp.com

To: Neighboring Property Owner

From: John Kane

Date: August 8, 2016

Re: Notice of meeting to discuss potential rezoning of property located on the east side of Six Forks Road, north of its intersection with I-440 Beltline, containing approximately 85 acres on Six Forks Road, and St. Alban's Drive, having Wake County Parcel Identification Numbers; 1705695889, 1705695996, 1705697712, 1705697809, 1705790436, 1705790940, 1705792562, 1705794136, 1705794632, 1705795347, 1705796540, 1705796668, 1705798554, 1705799075, 1705799808, 1705890396, 1705894366, 1705895065, 1705897196, 1705981738, 1705989505, 1705991204, 1706604182, 1706606148, and 1706608216

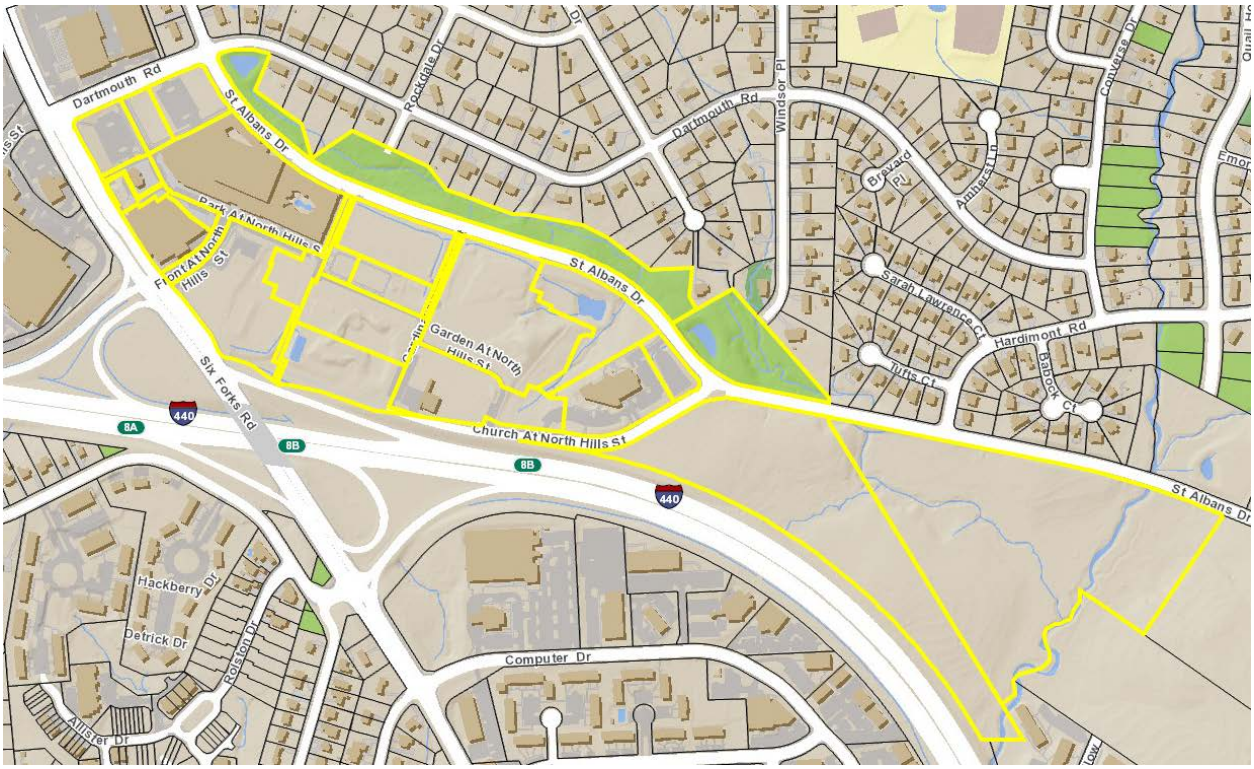
These parcels (the "Property") are outlined on the map on the back side of this notice.

You are cordially invited to attend a meeting to discuss the potential rezoning of the above-referenced properties. We have scheduled a meeting with surrounding property owners on Thursday, August 18, 2016, at 6:30 p.m. This meeting will be held at the Kane Realty Corporation office located at 4321 Lassiter at North Hills Avenue #250 in Raleigh, North Carolina 27609. (Located above Fink's Jewelers with entrance between Fleur and Apricot Lane).

Our company, Kane Realty, has developed and will continue to develop North Hills East. This area was originally rezoned with a master plan in 2006. The master plan was amended in 2009 to add additional property along St. Alban's Drive to the master plan. Kane Realty now proposes to add two more parcels located at 500 and 600 St. Alban's Drive to the existing master plan. The developer would like to develop these properties consistent with the existing North Hills East development with appropriate transitions to residential areas.

This meeting is required by the City of Raleigh and is intended to afford neighbors an opportunity to ask questions about the potential rezoning and for the owners to obtain suggestions and comments you may have about it. You are not required to attend, but are certainly welcome. After the meeting, we will prepare a report for the Raleigh Planning Department regarding the items discussed at the meeting.

Please do not hesitate to contact me directly should you have any questions or wish to discuss any issues. I can be reached by email at JKane@KaneRealtyCorp.com or by phone at (919) 719-5430.


Dartmouth Rd
St Albans Dr
Rockdale Dr
Dartmouth Rd
Windsor Pl
Converse Dr
Brevard Pl
Amherst Ln
Park At North Hills St
Front At North Hills St
St Albans Dr
Sarah Lawrence Ct
Hardimont Rd
Garden At North Hills St
Tufts Ct
Babock Ct
Six Forks Rd
440
8A
8B
Church At North Hills St
8B
440
St Albans Dr
Hackberry Dr
Detrick Dr
Rolston Dr
Computer Dr
Allister Dr

Column1	Column2	Column3	Column4
Owner	Mail Address 1	Mail Address 2	Mail Address 3
300 ST ALBANS DRIVE LLC	4500 DORR ST	TOLEDO OH 43615-4040	
BANDY, JOHN K BANDY, ANNETTE D	512 TUFTS CT	RALEIGH NC 27609-6701	
BURNETTE, MICHAEL N HOWE, BARBARA	306 DARTMOUTH RD	RALEIGH NC 27609-5848	
CALHOUN, ANN L	4300 CAMELOT DR	RALEIGH NC 27609-5840	
CMLK PROPERTIES LLC	7320 SIX FORKS RD STE 220	RALEIGH NC 27615-7809	
CRABTREE, COREY REAGAN CRABTREE, TRACI RHYNE	4113 LAMBETH DR	RALEIGH NC 27609-5873	
CRAFT, WILLIAM D III CRAFT, LAUREN MICHELLE	4100 LAMBETH DR	RALEIGH NC 27609-5800	
DENNING, JOEL T DENNING, TONYA D	504 TUFTS CT	RALEIGH NC 27609-6701	
DRYDEN, PAUL DANIEL DRYDEN, KATHERINE MCKNIGHT	4109 LAMBETH DR	RALEIGH NC 27609-5873	
FIRST CITIZEN BANK & TRUST COMPANY	PO BOX 27131	RALEIGH NC 27611-7131	
FORSYTHE, HALEY R	PO BOX 17922	RALEIGH NC 27619-7922	
GROVES, JAMES D GROVES, CAROL A	300 DARTMOUTH RD	RALEIGH NC 27609-5848	
HHH INVESTMENTS LLC	421 FAYETTEVILLE ST STE 1100	RALEIGH NC 27601-3000	
HOWE, APPOLONIA E	80 SHADDOX DR	NEW HILL NC 27562-8800	
HOWE, BARBARA A	314 DARTMOUTH RD	RALEIGH NC 27609-5848	
HOWELL, IRENE S	117 WALNUT CREEK DR	GOLDSBORO NC 27534-8979	
HUDSON, BLAKE HUDSON, JENNIFER	4104 LAMBETH DR	RALEIGH NC 27609-5800	
KANE CONCORD HOTEL EAST TWO LLC	11410 COMMON OAKS DR	RALEIGH NC 27614-7002	
KILGORE, MARILYN S	220 DARTMOUTH RD	RALEIGH NC 27609-5846	
KRALL, ALEXANDER C	4100 WINDSOR PL	RALEIGH NC 27609-5964	
LEVIN, MELVYN G LEVIN, ELAINE A	812 BABOCK CT	RALEIGH NC 27609-6630	
MARRIOTT, MATTHEW	520 TUFTS CT	RALEIGH NC 27609-6701	
MCMILLEN, ROBERT JAMES	3123 ETON RD	RALEIGH NC 27608-1113	
MCMINIS, BENNIE R MCMINIS, RUTH R	4104 WINDSOR PL	RALEIGH NC 27609-5964	
OLSEN, MARY ANN	144 SHELL BANK RD	NEWPORT NC 28570-9636	
PIGOTT, BARRY D	516 TUFTS CT	RALEIGH NC 27609-6701	
PROCTOR, JULIE ANNA	500 TUFTS CT	RALEIGH NC 27609-6701	
RADFORD, NICHOLAS T	832 BABOCK CT	RALEIGH NC 27609-6630	
RONNING, MATTHEW K RONNING, MARYANNE DRAKE	4117 LAMBETH DR	RALEIGH NC 27609-5873	
RONNING, MATTHEW K RONNING, MARYANNE DRAKE	105 DARTMOUTH RD	RALEIGH NC 27609-5843	
RUST, CHRISTOPHER VAIL RUST, GRACIELA AIRES	200 DARTMOUTH RD	RALEIGH NC 27609-5846	
SAFRON, JACOB L SAFRON, BRAUNA J	828 BABOCK CT	RALEIGH NC 27609-6630	
SHAFFER, SUSAN JEANETTE GLOVER, SUSAN SHAFFER	PO BOX 1075	PRINCETON NC 27569-1075	
SHAMMAS, ABDALLAH B SHAMMAS, SHEREEN	206 DARTMOUTH RD	RALEIGH NC 27609-5846	
ST ALBANS LLC	PO BOX 30546	RALEIGH NC 27622-0546	
STARR, BRADLEY D STARR, CARLA E	4101 WINDSOR PL	RALEIGH NC 27609-5963	
THORNE, HAL ANDREW THORNE, ROBIN CAROL	824 BABOCK CT	RALEIGH NC 27609-6630	
THREE RENAISSANCE LLC	PO BOX 17566	RALEIGH NC 27619-7566	
TINGEN, GERALD A	820 BABOCK CT	RALEIGH NC 27609-6630	
TUCKER, ROBERT A TUCKER, CATHERINE H	600 HARDIMONT RD	RALEIGH NC 27609-6729	
TURNAGE, ELFRIEDA K TURNAGE, CLARENCE JR	4306 CAMELOT DR	RALEIGH NC 27609-5840	
WALL, CINDY PEARCE WALL, KENNETH B	808 BABOCK CT	RALEIGH NC 27609-6630	
WILLIAMS, JAMES PINCKNEY	1103 AVEBURY CT	RALEIGH NC 27609-3974	
WILLIAMS, PETER WILLIAMS, SARAH G	4105 LAMBETH DR	RALEIGH NC 27609-5873	
WJF PROPERTIES LLC	12900 TOWNFIELD DR	RALEIGH NC 27614-7944	
WOFFORD, WILLIAM LAWRENCE JR WOFFORD, KATHERINE BATCHELOR	816 BABOCK CT	RALEIGH NC 27609-6630	
WOODARD, WILDA O	130 DARTMOUTH RD	RALEIGH NC 27609-5844	
YOUNG, DIANE S	604 HARDIMONT RD	RALEIGH NC 27609-6729	
EDWARD KUANGYAO HUANG RVCBLE TRUST THE	EDWARD K HUANG TRUSTEE	1605 US 64 HWY W	APEX NC 27523-8992
ANDREWS, ALEX B HEIRS WACHOVIA BNK NA TR U/W MABLE ANDREWS	PDS TAX SERVICE	PO BOX 13159	ARLINGTON TX 76094-0159
WACHOVIA BNK NA TR U/W FOR MARTHA R ANDREWS WACHOVIA BNK NA TR U/W FOR MABEL ANDREWS	PDS TAX SERVICE	PO BOX 13159	ARLINGTON TX 76094-0159
AVONDALE RALEIGH LLC	FEDERAL CAPITAL PARTNERS	5425 WISCONSIN AVE STE 202	CHEVY CHASE MD 20815-3583
CH REALTY V PARK & MARKET LLC	ASSET MGR - PARK & MARKET	3819 MAPLE AVE	DALLAS TX 75219-3913
BLACK SAPPHIRE C RALEIGH HOUSE 2014 INC	122 MARY ST GEORGE TOWN	PO BOX 709	GRAND CAYMAN KY1-1107
MIDTOWN GREEN REALTY COMPANY LLC	ATTN: ERIC D POLKOW	270 PARK AVE FL 7	NEW YORK NY 10017-7924
CHURCH OF THE APOSTLES OF RALEIGH	ATTN: PATRICK DOMINGUEZ	333 CHURCH AT NORTH HILLS ST	RALEIGH NC 27609-5177
NHE MIDTOWN PARK OWNER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782

NHE MIDTOWN PARK PARK LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
NHE OVERLOOK PARK OWNER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
NHE PARK CENTRAL APARTMENTS LLC	4321 LASSITER AT NORTH HILLS AVE	STE 250	RALEIGH NC 27609-5782
NHE TRACT A RESIDENTIAL LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
NORTH HILLS TOWER II LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
PARK & MARKET OWNER LLC	STE 250	4321 LASSITER AT NORTH HILLS AVE	RALEIGH NC 27609-5782
SMNHC, LLC	4321 LASSITER AT NORTH HILLS AVE	STE 250	RALEIGH NC 27609-5782
FIRST CITIZENS B&T CO	RWN 17	PO BOX 27131	RALEIGH NC 27611-7131
MIDTOWN GREEN AT NORTH HILLS CONDOMINIUM NHE TRACT H, LLC	KANE REALTY CORPORATION	PO BOX 19107	RALEIGH NC 27619-9107
MIDTOWN GREEN RETAIL OWNER LLC	KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107
NHE PARKING LLC	KANE REALTY CORPORATION	PO BOX 19107	RALEIGH NC 27619-9107
NORTH HILLS EAST MASTER DEVELOPER LLC	C/O KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107
PARK & MARKET AT NORTH HILLS OWNRS ASSOC	KANE REALTY CORP	PO BOX 19107	RALEIGH NC 27619-9107
4208 SIX FORKS ROAD LLC	KBS REALTY ADVISORS	PO BOX 28270	SANTA ANA CA 92799-8270

Name	Address	Email
Will Woffford	816 Babock Ct.	Will.Hoffford@BHHSYSU.com
James Groves	300 Dartmouth	jim@ibrainc.com
Jack & Betty Safron	828 Babock Ct	jbsafron@nc.rr.com
Ed & Maria Timberlake	521 Tufts Ct	edtimberlake@YAHOO.com
Robert + Catherine Tucker	600 Hardimont Rd	cathyhtatbeach@gmail.com
Lee Hilts	333 Church at N. Hills Street	lee@apostles-raleigh.org
MELLELIN	812 BABOCK CT.	lennmel@gmail.com
Ken Wall	808 Babock Ct	kenbwall@gmail.com

Name	Address	Email
* PAUL DRYDEN	4109 LAMBETH DR	PAULDRYDEN@GMAIL.COM
Mitch Brown	4038 Cardinal @ N. Hills	brown@kiscosl.com
Robert & Catherine Tucker	600 Hardimont Rd	Cathyhtatbeach@gmail
BARBI HOWE	109, 306, 310, 314 DARTMOUTH	BARBIHOWE@BELLSOUTH.NET

North Hills East – Master Plan Amendment

Neighborhood Meeting: August 18, 2016, 6:30 PM
Kane Realty
4321 Lassiter at North Hills Avenue, #250, Raleigh, NC 27609

Meeting Summary:

Matters raised by people in attendance:

- Traffic

Attendees discussed traffic on Dartmouth Drive, Hardimont Road and St. Alban's Drive. Some residents have difficulty exiting their driveways during peak hours. In addition, there have been several incidents of speeding cars causing damage and endangering neighbors. The applicant suggested neighbors collectively decide on traffic calming measures for Dartmouth Drive and Hardimont Road for consideration by City, and applicant will support the request. Further, there was discussion of the intersection of Hardimont Road and St. Alban's Drive. Several attendees requested a signal that is well designed and does not cause light pollution in the neighborhood. There were also comments about the need for a turn lane from St. Alban's onto Hardimont Road.

In addition, there was discussion of a traffic impact analysis (TIA). The applicant stated there will be a TIA conducted in conjunction with the master plan amendment. The City is requesting that intersections be studied over a broad geographic range.

- Other Road improvements

The proposed master plan amendment includes the proposed extension of a new street along the I-440 Beltline. It will eventually connect with Navaho Drive and will relieve traffic from St. Alban's Drive.

- Crime

Attendees mentioned crime in the neighborhood and a lack of security. There was discussion about ways the City can enhance policing in the area, including raising issues through the CAC.

- Noise

There was discussion about noise emanating from the existing North Hills East, particularly during concerts. Others mentioned the benefits of the development because buildings can act as a sound barrier along I-440.

- Transitions/Height

The applicant discussed plans to transition building heights from I-44O to those structures along St. Alban's Drive, replicating transitions in the existing North Hills East master plan. There was discussion of the setbacks on St. Alban's and the amount of landscaping. An attendee inquired about potential building heights in the unfinished portion of existing North Hills East. The applicant stated that while a number of tracts allow a variety of heights, many of the existing buildings are well below their entitled heights.

- Transit

Some attendees asked about bus and other transit options for the Midtown area. The applicant mentioned the possibility of bus rapid transit to Downtown based on the new Wake County Transit plans. There was a request for better bus shelters on Wake Forest Road.

- Open Space

The applicant emphasized the substantial amount of open space, trails and natural area planned for the next phase of North Hills East. The plan shows substantial amounts of the area as open space. Also, the intent is to provide a number of walking and biking trails and other recreational amenities. There were questions about the future of the natural area north of St. Alban's Drive. The applicant stated that area would remain natural.

- Benefits of Existing Amenities

Some attendees noted the significant amenities afforded by living in proximity to North Hills East development in terms of retail, open space, entertainment and restaurants.